

MANDATORY REFERRAL REPORT NO. 12-14
Proposed Lease by CMS of Facility on Hovis Road to Serve as Warehouse Space

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) proposes to lease a 100,000 square feet building located at 5401 Hovis Road (parcel 05701104) in the City of Charlotte for warehouse space, to store materials such as furniture, equipment and supplies, and textbooks. The site is currently occupied by a vacant warehouse; minimal building and site improvements are anticipated in order to make it operational for CMS needs.

The 7.55 acre site is located in an industrial park and is zoned I-2 Industrial according to the City of Charlotte Zoning Ordinance.

PROJECT JUSTIFICATION:

Charlotte-Mecklenburg Schools currently operates a warehouse on Bond Street which is leased. The lease term has concluded and CMS finds the renewal terms unacceptable. Therefore, CMS proposes to relocate this operation from Bond Street to the Hovis Road site.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The State General Statutes allow for local Boards of Education to enter into operational leases of real or personal property for the purposes of operating the school districts they oversee.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Northwest District Plan* (adopted 1990) recommends industrial land uses on the subject property, which is consistent with the proposed use.

PROJECT IMPACT:

CMS is keeping the operating cost of the warehouse down by not renewing the current Bond Street lease. The occupancy of the site by CMS will not impact the neighborhood surrounding the site.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known public or private projects that will be impacted by this project.

ESTIMATED PROJECT COMPLETION

CMS plans to be operational in this space no later than July 31, 2012.

JOINT USE TASK FORCE REVIEW COMMENTS:

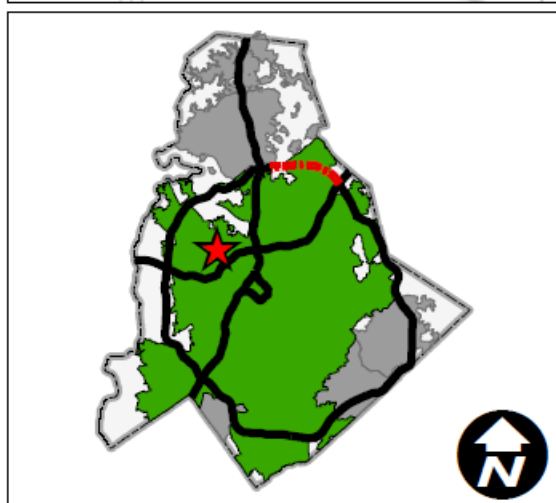
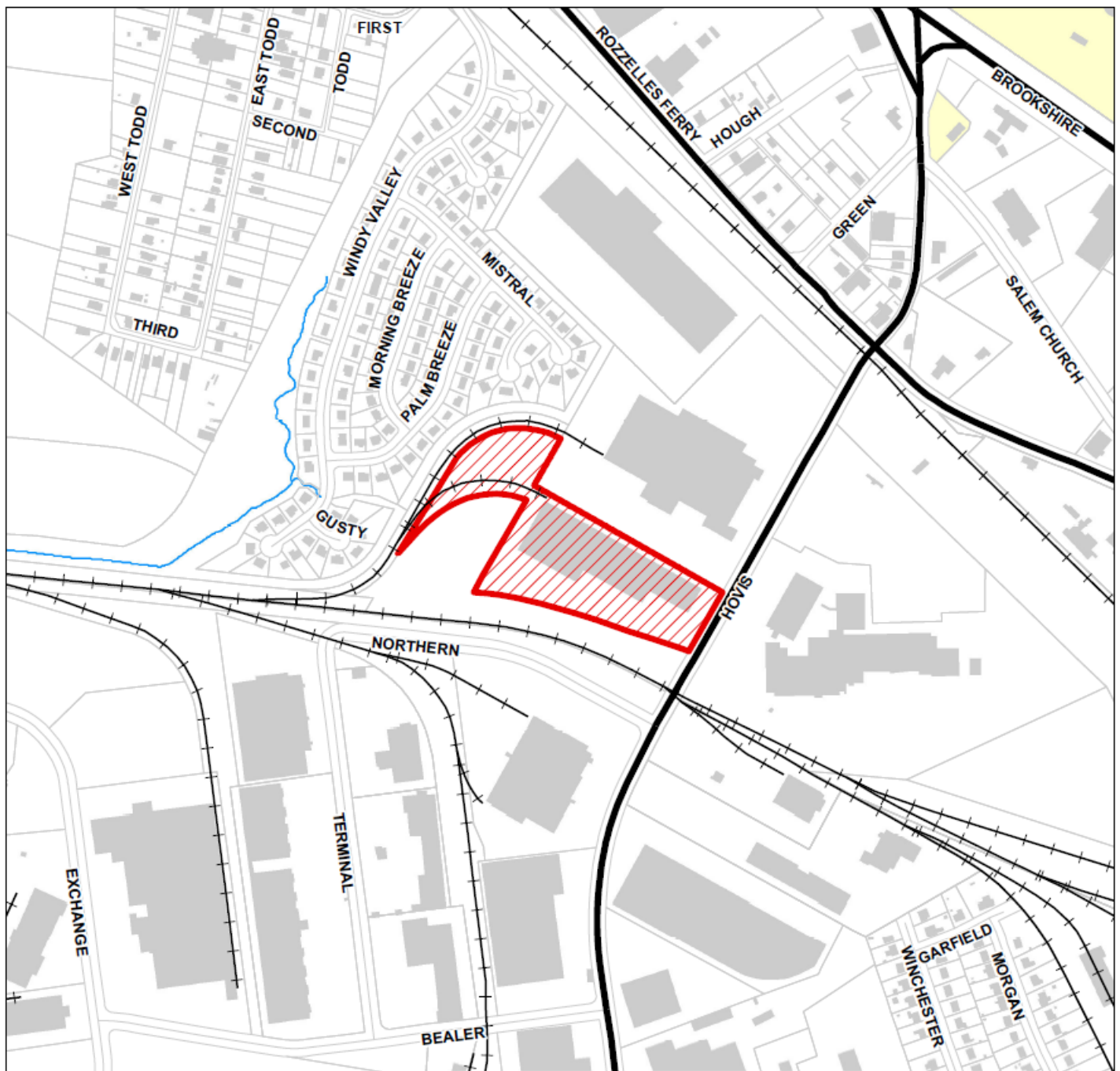
The Joint Use Task Force discussed this matter at their June 27, 2012 meeting and no comments were received.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed transaction.



CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 17, 2012 meeting the Planning Committee recommended approval by a 7-0 vote.



Mandatory Referral 12-14

Submitted by: CMS Real Estate
Initiated by: CMS Facilities Planning

-  Mandatory Referral
-  City Property

Produced by the Charlotte-Mecklenburg Planning Department

