

**MANDATORY REFERRAL REPORT NO. 12-15**  
**Proposed Lease by CMS of a Building on Doctor Carver Road to Serve as Classroom Space**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools (CMS) proposes to enter into a +/- 5-year lease for the property located at 2670 Doctor Carver Road (parcel i.d. 11703136) in West Charlotte. The site consists of 4.14 acres of land and two buildings including an approximately 17,000 square feet classroom building which CMS intends to lease. The proposed lease would also include parking. The site formerly housed the Gethsemane Baptist Church and school which was foreclosed in November 2011. The zoning of the site is R22-MF Multi-family, according to the Charlotte Zoning Ordinance.

This site will then be subleased to Project L.I.F.T. (Leadership and Investment for Transformation). The site will be known as the L.I.F.T. Institute, and will host 75-100 high school boys. L.I.F.T. is a public-private partnership which provides support, additional services, and educational enhancements for CMS students in the West Charlotte corridor, defined as West Charlotte High School and the eight middle and elementary schools that feed into it.

Minimal site changes will need to be made in order to prepare it for use by the L.I.F.T. Institute.

**PROJECT JUSTIFICATION:**

CMS closed schools were leased or re-purposed prior to Project L.I.F.T. crafting this idea and therefore no CMS facility is available for use for this initiative. This project focus is an all-male academy for credit recovery and additional support in a smaller setting. The L.I.F.T. Institute hopes to have an immediate and direct impact on student achievement and graduation rates.

**ONSISTENCY 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 *Central District Plan* (adopted 1993) recommended multi-family for this site.

**PROJECT IMPACT:**

There is no impact on CMS facilities, operations, or finances. Project L.I.F.T. is financially self-supporting. This site has been unoccupied since November 2011 and recapturing its value through occupancy will have a positive impact on the neighborhood.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

This philanthropic initiative is comprised of leaders from Charlotte's largest community and family foundations including:

Belk Foundation	C.D. Spangler Foundation
Foundation for the Carolinas	The Leon Levine Foundation
Wells Fargo Foundation	Lowes Foundation
Duke Energy Foundation	Jimmie Johnson Foundation
Bank of America Charitable Foundation	Community Investment Foundation

**ESTIMATED PROJECT COMPLETION:**

The expected occupancy date is August 27, 2012.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

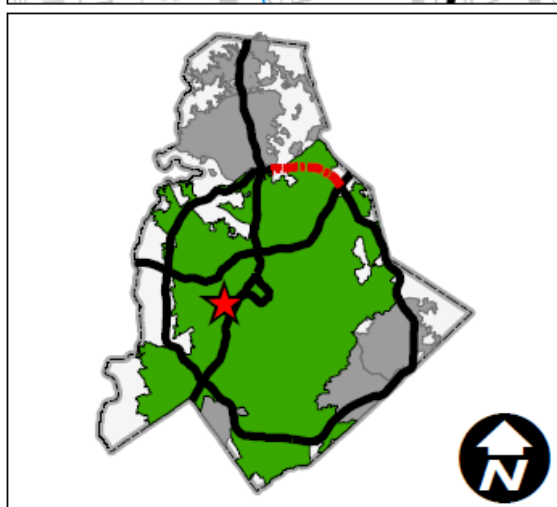
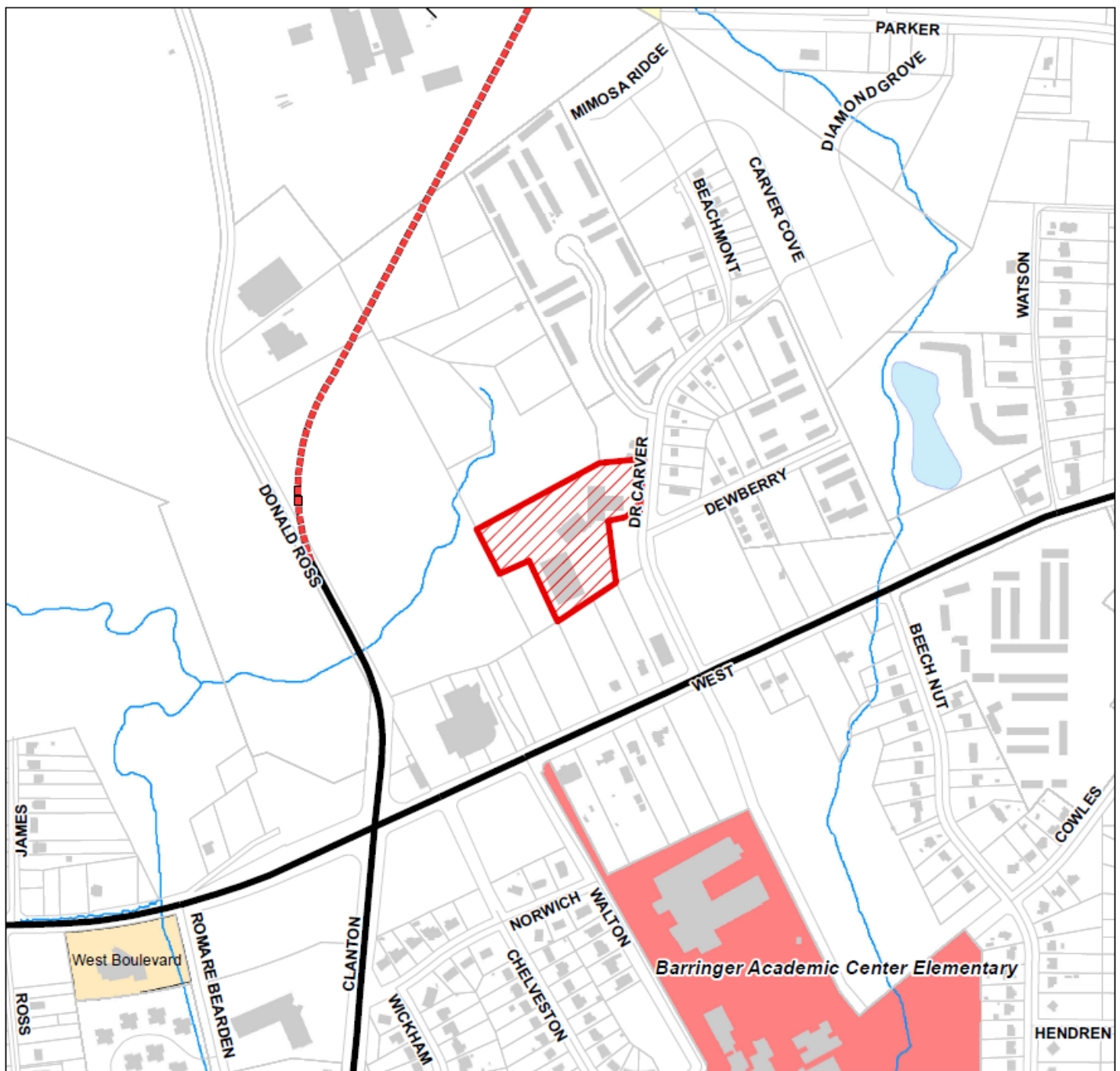
The Joint Use Task Force discussed this matter at their June 27, 2012 meeting and had no relevant comments.

**PLANNING STAFF RECOMMENDATION:**

Staff supports the proposed lease and re-use of this property, contingent upon CMS and the property owner complying with the buffer requirements of the Charlotte Zoning Ordinance, as prescribed by the City's Zoning Administrator.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**






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



# Mandatory Referral 12-15

Submitted by: CMS Real Estate

Initiated by: CMS Facilities Planning

-  Mandatory Referral
-  City Property
-  Libraries
-  Existing Thoroughfare
-  Proposed Thoroughfare

Produced by the Charlotte-Mecklenburg Planning Department

