

MANDATORY REFERRAL REPORT NO. 12-20
Proposed Purchase of 1422 E. Fourth Street and 1230 Charlottetown Avenue by CPCC

PROJECT PROPOSAL AND LOCATION:

It is proposed to purchase two existing office buildings for intended use by Central Piedmont Community College. The properties are: Parcel ID # 125-104-12 (a two-story office building with approximately 4,400 square feet located on 0.18 acres of land located 1422 E. 4th Street in Charlotte and zoned B2 Business according to the Charlotte Zoning Ordinance), and Parcel ID # 080-193-02 (a two-story office building with approximately 5,076 square feet located on 0.27 acres of land located at 1230 Charlottetown Avenue in Charlotte - zoned O2 Office according to the Charlotte Zoning Ordinance).

PROJECT JUSTIFICATION:

As outlined in the *Central Piedmont Community College Six Campus Facilities Master Plan for period of 2008-2016* and the *Central Piedmont Community College Long Range Capital Plan (2013-2017)*, one of the critical needs to support the educational mission of the College is the acquisition of additional land contiguous to the existing campuses. Purchase of these two properties will provide additional office space for College operations in the short term and land for longer-term future campus expansion.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

North Carolina General Statute 115D-32 outlines the requirement of counties to financially support their Community Colleges in property acquisition, construction, repair and maintenance of facilities.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

1422 East Fourth Street (Parcel ID # 125-104-12): This property is located within the area of the *Midtown Morehead Cherry Area Plan* (2012). The plan recommends mixed-use (Residential/Office/Retail) in any combination or as a single use, and specifically notes institutional use by Central Piedmont Community College as an element. The proposed use is consistent with this area plan land use recommendation.

1230 Charlottetown Avenue (Parcel ID # 080-193-02): This property is located within the *Elizabeth Area Plan* (2011) boundaries. The recommended land use is mixed-use (Residential/Office/Retail) in any combination or as a single use. The proposed use is consistent with this area plan land use recommendation.

PROJECT IMPACT:

Purchase of these two properties will provide additional office space for College operations in the short term and land for future campus expansion. In view of the fact that these two properties are currently, have been for years and will continue to be used as office space, no change in land use or negative impacts are anticipated on the surrounding area.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

No impact is projected for other public or private projects in close proximity. This use is consistent with the *Elizabeth Area Plan* and the *Midtown Morehead Cherry Area Plan*. Future buildings on the two sites may present opportunities for joint use projects.

ESTIMATED PROJECT COMPLETION DATE:

The purchase closing of 1230 Charlottetown Avenue is projected for December 12, 2012. The purchase closing date of 1422 E. 4th Street is projected for February 26, 2013. The source of funding for the purchase will be either, or a combination of, Mecklenburg County Land Banking funds or CPCC Institutional Funds reserves.

JOINT USE TASK FORCE REVIEW COMMENTS:

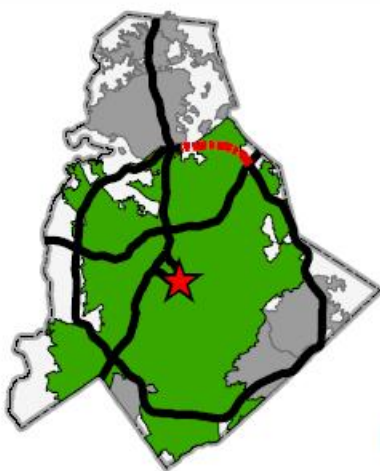
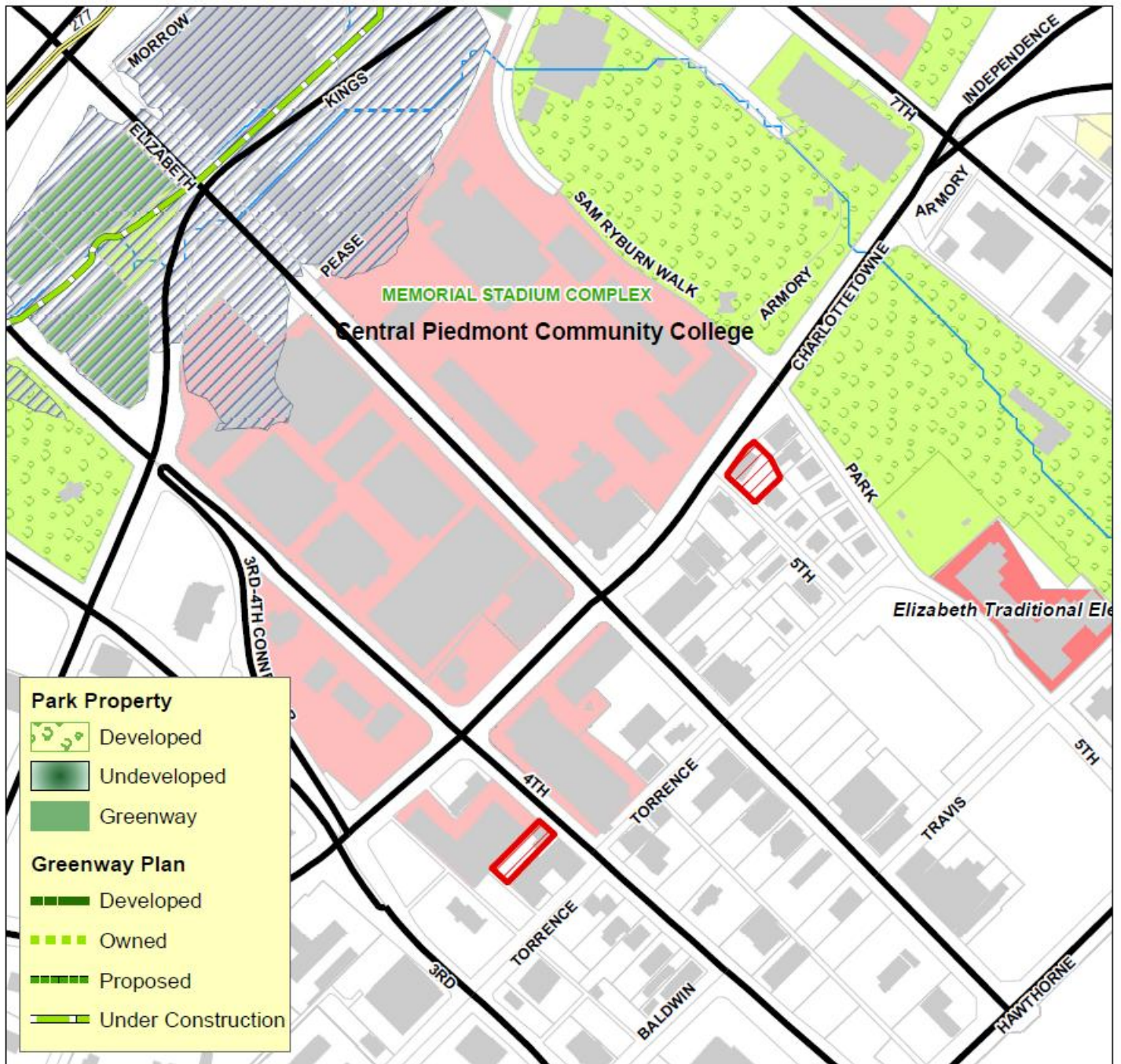
The Joint Use Task Force reviewed this matter at their November 7, 2012 meeting and no comments were offered.

PLANNING STAFF RECOMMENDATION:

The purchase, short-term use, and long-term redevelopment of both sites by Central Piedmont Community College is supported by the applicable area plans, and will facilitate the continuing educational mission of the college in the surrounding community. As such, staff recommends approval of both purchases.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their November 20, 2012 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 12-20

Submitted & Initiated by: CPCC

- County Property
- City Property
- FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department



Front ¾ view of subject improvements looking northeast from Charlottetowne Avenue.



Side view of subject improvements taken from East 5th Street.

