

MANDATORY REFERRAL REPORT NO. 13-01
Proposed Acquisition of Land in Matthews by CPCC from Mecklenburg County

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County owns PID 215-061-06, (1800 CPCC Lane in Matthews) an undeveloped 36.6 acre parcel. The property is adjacent to the Central Piedmont Community College (CPCC) Levine Campus.

The Levine Campus is located on approximately 47 acres at the intersection of Campus Ridge Road and CPCC Lane in the southeast quadrant of Mecklenburg County in the Town of Matthews. It is bordered on the north by Interstate 485, on the west by the County property (the subject parcel), on the south by a mix of business properties and smaller vacant parcels, and on the east by vacant land approved by the Town of Matthews as the Hendrick Automall and mixed-use development intended to complement the eventual establishment of a CATS rapid transit station in this vicinity. Across Interstate 485 from the school campus is the site of a sportsplex (currently under construction), which is a joint venture between Mecklenburg County and the Town of Matthews.

The County and CPCC have preliminarily agreed that the County-owned parcel will be divided into a 14-acre parcel fronting on CPCC Lane (adjoining the campus) and a 22.6-acre rear portion (with 100-foot access right-of-way), and that the County will convey the 14 acre portion to CPCC for the purpose of expansion of the Levine Campus.

The immediate use of the land proposed to be conveyed to CPCC will be for surface parking to accommodate current demand and in the medium term, to provide parking to support the next phase of campus expansion, consisting of a project to be included in the next CPCC capital request (currently unfunded). In the longer term, continued expansion of the campus will trigger structured parking (or continued horizontal expansion) for which the subject property could be the site, however no specific site master planning has been done to date.

The northern portion of the subject site proposed for conveyance to CPCC is zoned R-20 (Residential) and the southern portion is zoned R/I (Residential/Institutional), under the Matthews Zoning Ordinance. Parking is not allowed as a principal use in either district, so a re-zoning would be required.

Mecklenburg County proposes to retain ownership of the 22.6-acre rear portion. While the County has no specific plans for the property at this time, development and operation of a full-service recycling center has been mentioned as one possible County use.

PROJECT JUSTIFICATION:

The Levine Campus, when opened in 1998 (Mandatory Referral MR95-40 submitted in 1995), was the third full-service CPCC campus (the college has since added three more campuses). The campus currently contains 273,690 gross square feet of building space, housing 1,835 fulltime equivalent (FTE) students, which represents 10.6% of CPCC's space inventory and 12.5% of total FTE. In addition to the College Transfer programs (which are offered on all six CPCC campuses), the Levine Campus hosts the Business Administration and Accounting Program, Corporate and Continuing Education programs, as well as Automotive Programs. The 34,000 square foot high-tech Joe Hendrick Center for Automotive Technology provides programs geared toward continuing education and retraining for auto mechanics.

The intent of the proposed campus expansion is to allow the programs on this campus to remain and expand, and will allow the County to develop its remaining acreage in the future, possibly as a recycling center.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The 2008 *CPCC Facilities Master Plan* (updated in 2012) calls for expansion of the Levine Campus to accommodate anticipated future need. Expansion of building space and accompanying parking in accordance with the Master Plan will require acquisition of the County-owned property.

The 2012 *Facilities Master Plan* update projects that the Levine Campus will need 163,735 additional gross square feet of building by fiscal year 2016 to serve a projected student population of 2,758 FTE. In addition, the Plan update states "Although the campus meets the minimum parking requirements of local zoning ordinances, there is insufficient parking to accommodate needs during the peak periods of the day. Future expansions at the campus will require additional parking areas to address the current shortfall in addition to (anticipated) growth in square footage."

According to the Mecklenburg Union MPO Thoroughfare Plan, CPCC Lane is a Minor Thoroughfare with a proposed grade separation (tunnel under) Interstate 485 to join it with a future Independence Pointe Parkway that runs northward to Old Highway 51..Construction of this roadway is not funded, nor has a horizon year been established for it in the MPO's *2035 Long Range Transportation Plan*.

The *2030 Transit Corridor System Plan* (adopted by the Metropolitan Transit Commission in 2006) designates the alignment of the proposed rapid transit Silver Line (Southeast Corridor) to run from Center City Charlotte 13.5 miles to Matthews, and to enter the area from the north (approximately along the alignment of the future Independence Pointe Parkway) and terminate (with a park and ride facility) at a station at the Levine Campus.

In 2006, the Town of Matthews (along with the City of Charlotte and several other municipalities) adopted the *Transit Station Area Joint Development Principles and Policy Guidelines* intended to help guide future development decision-making at transit station areas. One of the principles contained within this policy document is the integration of public facilities (such as schools) into transit station areas. This policy document will help in the development of a station area small area plan, once specific station area boundaries in the CPCC Levine Campus area are established.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Town of Matthews Land Use Plan 2012-2022* was adopted by the Matthews Town Board on December 10, 2012. The Plan recognizes (pages 86-88) that CPCC will expand the Levine Campus onto the subject property. As such the land use plan is supportive of the proposed land use. The Plan includes action items that would augment the intended land use, notably:

- extension of Independence Pointe Parkway and of McKee Road (from the west) in order to create a supportive roadway network
- work collaboratively with CATS to develop the southeast transit corridor that will eventually serve the site
- support a complementary mix of land uses in the area that would recognize the Levine Campus and the transit station as the primary land uses in the area

The Plan also recognizes the need to develop a small area station area plan once a final location of the transit station is determined.

Below may be found a link to the *Matthews Land Use Plan 2012-2022*:

https://www.dropbox.com/sh/hkeb8ffi3hyl44l/Cxs5Jb9HXr/LUP_app_12-10-12.pdf

PROJECT IMPACT:

There will be no immediate impact inasmuch as no construction is planned in the immediate future.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

An extension of a segment of McKee Road beginning at John Street and running east is a funded project that – when complete within the next couple years – will improve vehicular access to and from the school campus. Additional segments of future McKee Rd extension are tied to zoning commitments by the Hendrick Group (consisting of a new segment to be built between Matthews-Indian Trail Road and US74) and to improvements associated with the proposed Monroe Connector (toll road), so when the toll road is constructed a new road connection will improve access to this area from US74.

As mentioned above, the eventual completion of the Independence Pointe Parkway will enhance north/south access to the area, notably providing access across I-485 from the north.

Additionally, completion of the CATS Silver Line will significantly enhance regional accessibility of the campus to users of the public transit system (the campus is currently not accessible by public transit).

ESTIMATED PROJECT COMPLETION DATE:

The conveyance is scheduled for approvals by both parties in early calendar 2013. Construction would occur at a later date (pending funding availability).

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed the matter at their January 7, 2013 meeting and it was recognized that significant coordination among various parties (notably the Town of Matthews, CPCC, CATS, Park & Recreation, and MUMPO) with infrastructure interests needed to occur in connection with the decision about this property's use. Planning staff will coordinate this dialogue.

PLANNING STAFF RECOMMENDATION:

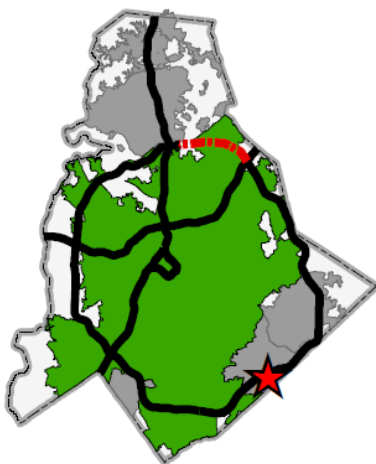
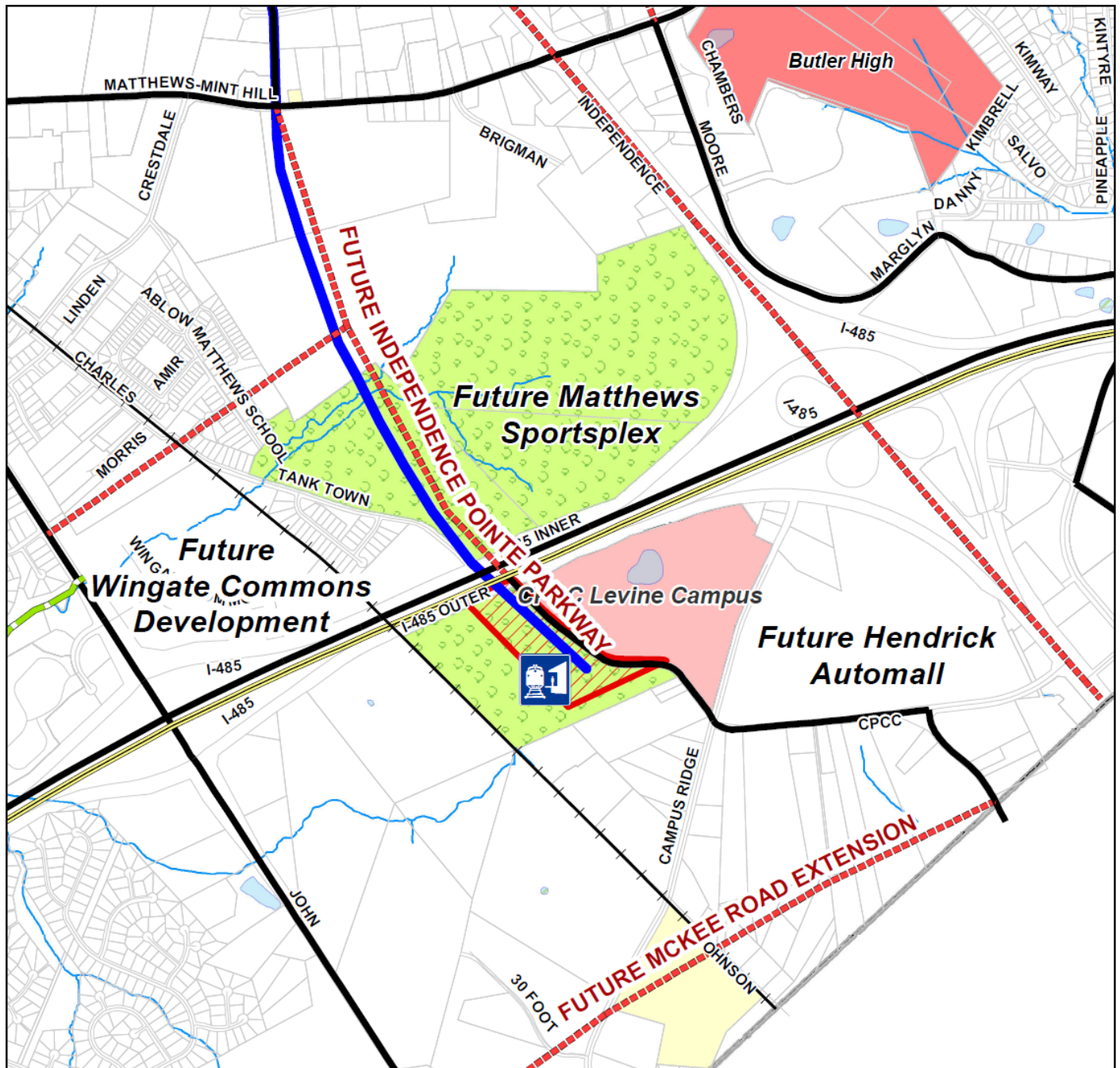
After consultation with the Matthews Planning Director, Planning staff recommends approval of this proposed land transfer for the stated use, subject to the following conditions:

- The various partners (CPCC, Mecklenburg County, Town of Matthews, CATS, Park & Recreation, and MUMPO) work collaboratively to establish an alignment for the future Independence Pointe Parkway in the vicinity of the property that will accommodate vehicular, transit, bicycle and pedestrian needs.

- The edges of the determined alignment right-of-way that cross the subject parcel shall be used as subdivision boundaries (with the eastern portion dedicated to CPCC use, the western portion for future County use, and the right-of-way itself reserved for future transportation/transit use)
- CPCC shall seek and obtain re-zoning of the property to a zoning classification suitable to the intended use of the property (parking)
- Prior to the commencement of any “vertical” improvements on this site (e.g. classroom or administrative buildings, structured parking) CPCC shall work with CATS and the Town of Matthews to determine whether any joint development opportunities exist.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their February 19, 2013 meeting the Planning Committee recommended approval of the proposed transaction subject to the staff-stated conditions by a 7-0 vote.



Mandatory Referral 13-01

Initiated & Submitted by: Central Piedmont
Community College (CPCC)

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| Mandatory Referral | Existing Thoroughfare |
| City Property | Proposed Thoroughfare |
| County Property | LYNX SilverLine Prop. Alignment |



Produced by the Charlotte-Mecklenburg Planning Department

