

MANDATORY REFERRAL-REPORT NO. 13-21
Proposed Land Acquisition on Morris Field Drive for Harris Campus Expansion

PROJECT PROPOSAL AND LOCATION:

Central Piedmont Community College (CPCC) intends to purchase a 13.57 acre parcel (PID 11505105) for expansion of the Harris Campus. The parcel is located on the south side of Morris Field Drive between CPCC Harris Campus Drive and Capitol Drive within the City of Charlotte. The subject parcel is bordered on the west by the Harris Campus, on the east and south by single family residences, and on the north (across Morris Field Drive) by a business park.

The property was zoned R-5 (Residential) under the Charlotte Zoning Ordinance when CPCC petitioned (Petition 2013-058) to rezone it to Institutional-CD (consistent with the zoning on the Harris Campus). That petition was approved by City Council on September 16, 2013.

PROJECT JUSTIFICATION:

This acquisition will provide land for the long term expansion of the Harris Campus. There are no plans or funding to develop the property in the foreseeable future. However, CPCC is committed to developing the property in accordance with the conditions articulated under the conditional re-zoning.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

No applicable public policies relate to this proposed transaction.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The parcel was re-zoned via petition 2013-058 from R-5 single family residential to Institutional (CD), updating the *Central District Plan* (1993) recommendation from single family residential up to 5 units per acre to Institutional. Institutional uses are generally found to be complimentary uses to an area when they seek to establish a balanced land use pattern.

PROJECT IMPACT:

There are no known impacts to this proposed transaction.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known projects in the area.

ESTIMATED PROJECT COMPLETION DATE:

It is proposed to complete this transaction in the second quarter of 2014.

JOINT USE TASK FORCE REVIEW COMMENTS:

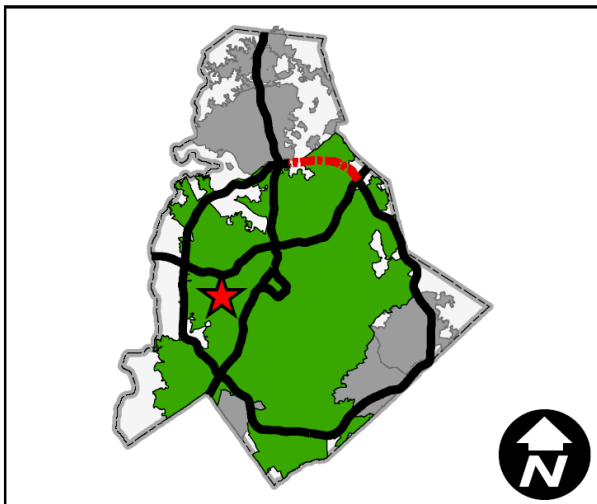
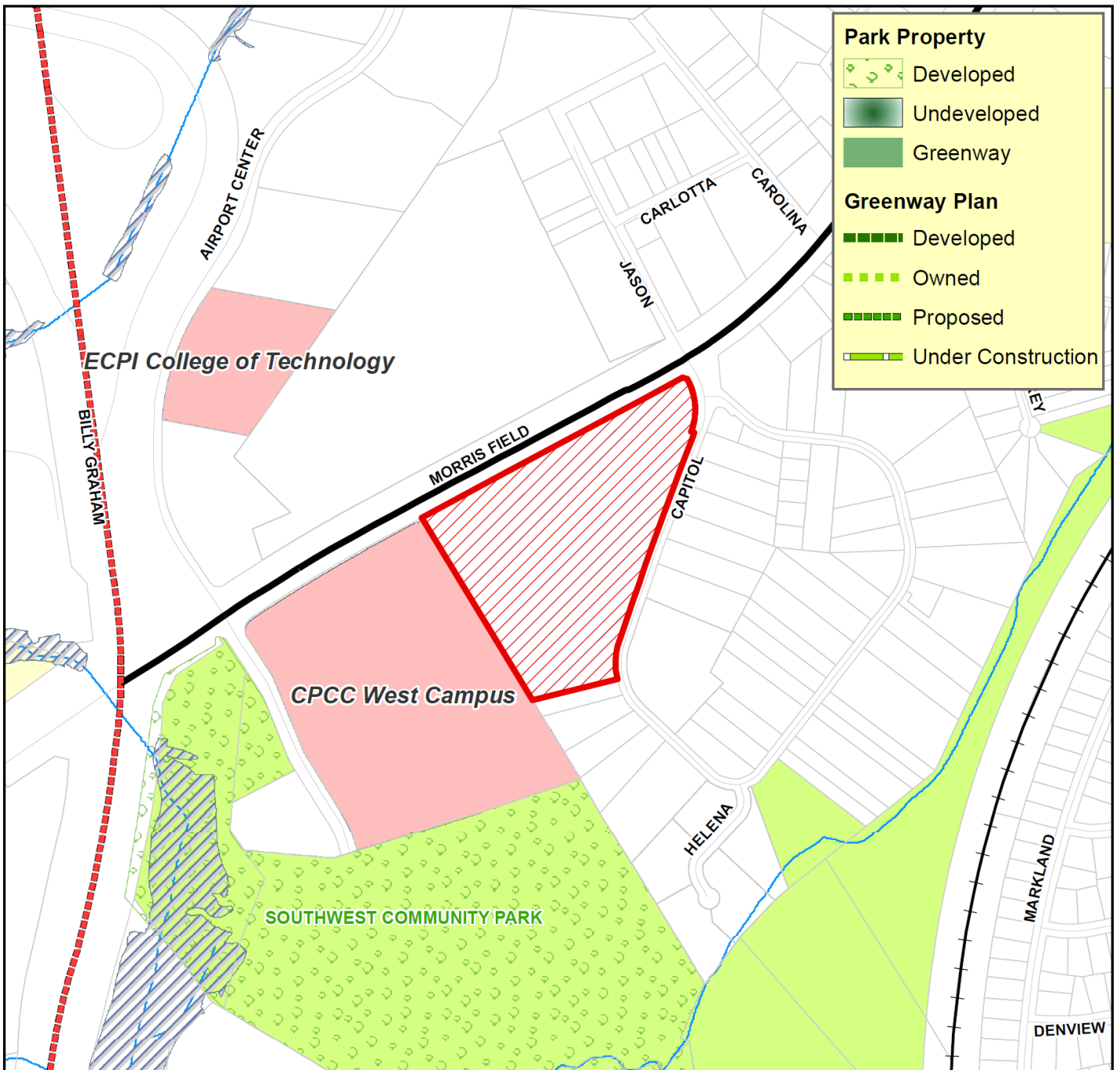
The Joint Use Task Force reviewed this matter at their October 2, 2013 meeting and the only comment was by the City Engineering & Property Management Department, suggesting that CPCC enter into a 5-7 year agreement, to preserve trees on the property until the property needs to be developed.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed land purchase.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their October 15, 2013 meeting the Planning Committee recommended approval by a 7-0 vote.



Mandatory Referral 13-21

Initiated & Submitted by: CPCC

- Mandatory Referral
- County Property
- City Property

