

**MANDATORY REFERRAL - REPORT NO. 14-21**  
**Proposed Acquisition by CMS of Elementary School Site on Milhaven Lane in Charlotte**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools (CMS) proposes to acquire 5521 Milhaven Lane in Charlotte (approximately 13.34 acres) upon which to construct an elementary school to replace the current Statesville Road elementary school, currently located at 5833 Milhaven Lane, approximately ¼ mile to the north of this site. The parcel number is 04118315, and is currently largely vacant, but contains two single family homes occupied by renters.

The parcel is located within an area which is zoned R-4 (Single family Residential) according to the Charlotte Zoning Ordinance. The immediate vicinity consists of a mix of vacant land, institutional and residential uses. Adjacent to the west of the subject site is Interstate 77, one of the main interstates running through Mecklenburg County.

**PROJECT JUSTIFICATION:**

This is a 2013 bond referendum project, having been approved by the voters in November, 2013. The new school will contain 39 classrooms for grades Kindergarten through 5.

The proposed elementary school site currently lies within the Statesville Road Elementary School attendance boundary and will replace that facility which has reached the end of its life cycle. Consideration was initially given to utilizing the existing school site for the site of the replacement school, but the steep topography and limited development area on that site made it necessary to identify an alternate site. No decision has been made as to the future use or potential disposition of the current Statesville Road school building or property.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Replacement of the current Statesville Road school is consistent with the Charlotte Mecklenburg Schools Capital Needs Assessment, upon which the 2013 bond referendum was based.

In addition, the Zoning Ordinance allows for elementary schools within R-4 residential zoning, so a re-zoning would not be required. Schools are generally considered to be compatible with residential land uses. The integration of schools and neighborhoods is encouraged.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

This parcel is within the boundaries of the *Northeast District Plan* (1996), which recommends residential land uses up to 4 dwelling units per acre (dua) for this and surrounding parcels. In general, land use plans don't recommend locations for future school sites but, as stated above, schools are considered to be compatible with residential land uses and the integration of schools and neighborhoods is encouraged.

**PROJECT IMPACT:**

This is a replacement of a school located about ¼ mile away. Impacts such as from traffic upon the surrounding area should therefore be similar to that being currently experienced.

Given that the school site will have vehicular and pedestrian access from both Milhaven Lane and Boulder Lane, traffic impacts can be somewhat disbursed.

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

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

**ESTIMATED PROJECT COMPLETION**

Site acquisition will be funded from the 2013 bond referendum. Design and construction of the new facility were also contained in the 2013 bond referendum.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their June 4, 2014 meeting and no comments were offered.

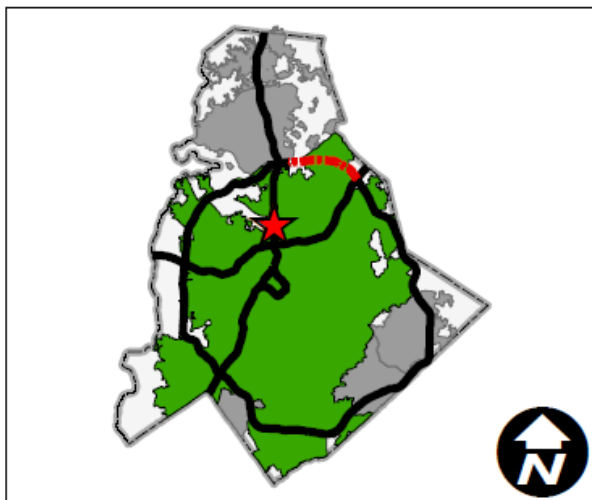
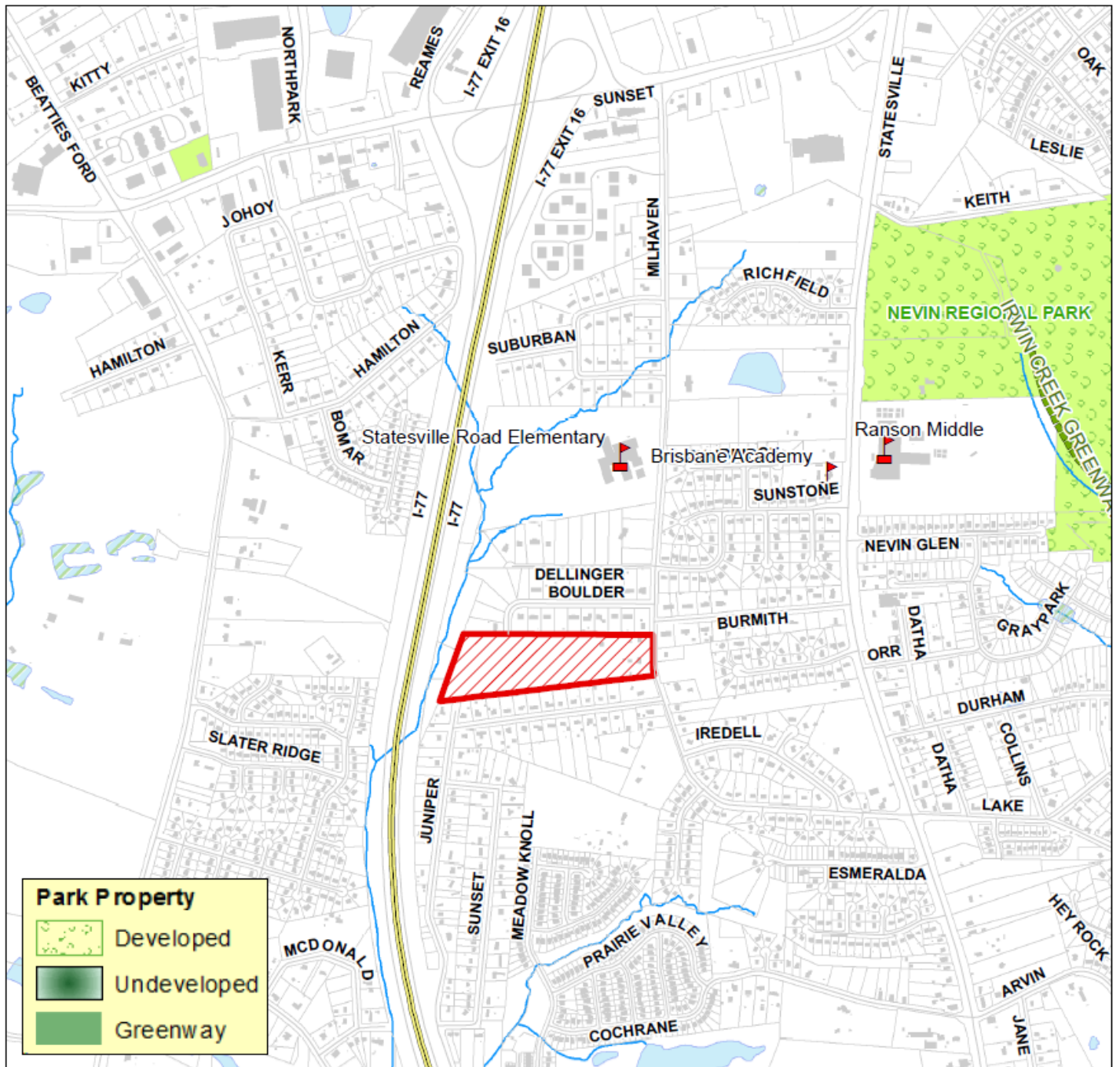
**CMPC STAFF RECOMMENDATION:**

Planning staff supports the acquisition of parcel number 04118315 for the development of an elementary school to replace the currently Statesville Road elementary school.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**



At their June 17, 2014 meeting the Planning Committee recommended approval by a 6-0 vote.

Staff resource: Kathy Cornett



# Mandatory Referral 14-21

Initiated & Submitted by: CMS

-  Mandatory Referral
-  County Property

