

**MANDATORY REFERRAL REPORT NO. 14-29**  
**Proposed Acquisition of Board of Elections Office Space Expansion Area on Kenilworth Avenue**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County proposes to purchase +/- 10,390 square feet of office condominium space at 741 Kenilworth Avenue, Suite 300 in the Midtown area of Charlotte (Parcel Id #125-213-35). The space was recently vacated by the previous owner and is currently available for sale. The County now owns +/- 7,638 square feet of office space in the building occupied by the Mecklenburg County Board of Elections Office (Suites 200 and 202). Acquisition of this condo will bring the total square footage of space owned by the County in the building to +/- 18,028 SF. The space is needed by the Board of Elections office to house staff, training for precinct officials staff and volunteers, and conference rooms. The existing condo spaces owned by the County were purchased in 1986 and 1997. With the growth in the County's population and Board of Elections staff and training demands, it was determined that the department needed additional office space to operate efficiently. The office building is located in the O2 (Office) zoning category under the City of Charlotte's Zoning Ordinance. The area immediately surrounding the property contains a mix of office, retail, and recreational uses.

No physical changes to the land use or the site (other than interior renovations) are contemplated as part of this proposed transaction.

**PROJECT JUSTIFICATION:**

The Mecklenburg County Board of Elections is responsible for administering local and national elections for the City of Charlotte, Mecklenburg County, and the six municipalities within Mecklenburg County. This expansion office space is needed to ensure that the Board of Elections can meet the needs of local, state, and national elections held within Mecklenburg County.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

This acquisition is consistent with the County's goal of providing efficient and effective services to the citizens of Mecklenburg County. Additional office for the Board of Elections will ensure that voting is well organized and appropriately run to meet the needs of citizens within the County.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Midtown Morehead Cherry Area Plan* (2012) calls for the property to be a mix of office and residential uses in a pedestrian oriented mixed use environment. The property is an existing office building in excellent condition, located on the greenway just outside of Uptown. While it is built with parking lots between street edge and building, it is legal to remain indefinitely, and likely to do so. The County Board of Elections has owned and occupied office space in the building since it was built in 1986, and will be occupying additional existing space. As such, the proposed acquisition is consistent with the *Midtown Morehead Cherry Area Plan*.

**PROJECT IMPACT:**

Acquisition of this property will provide additional office for the Board of Elections to meet the demands of running local, state and national elections.

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

This project has no known impact on any other public or private projects.

**ESTIMATED PROJECT COMPLETION DATE:**

This project for is office space acquisition only and is expected to be completed by late summer 2014.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

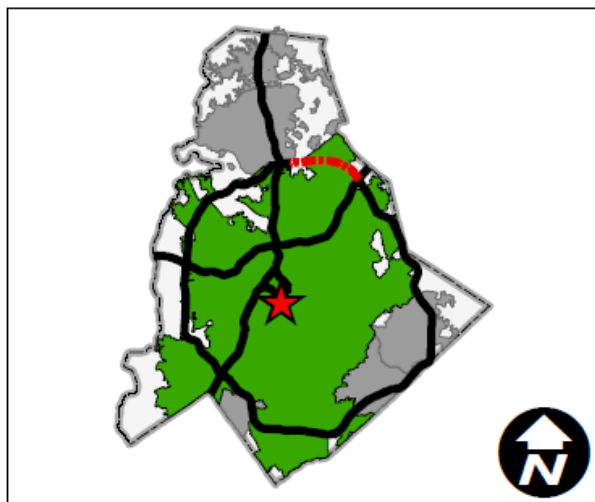
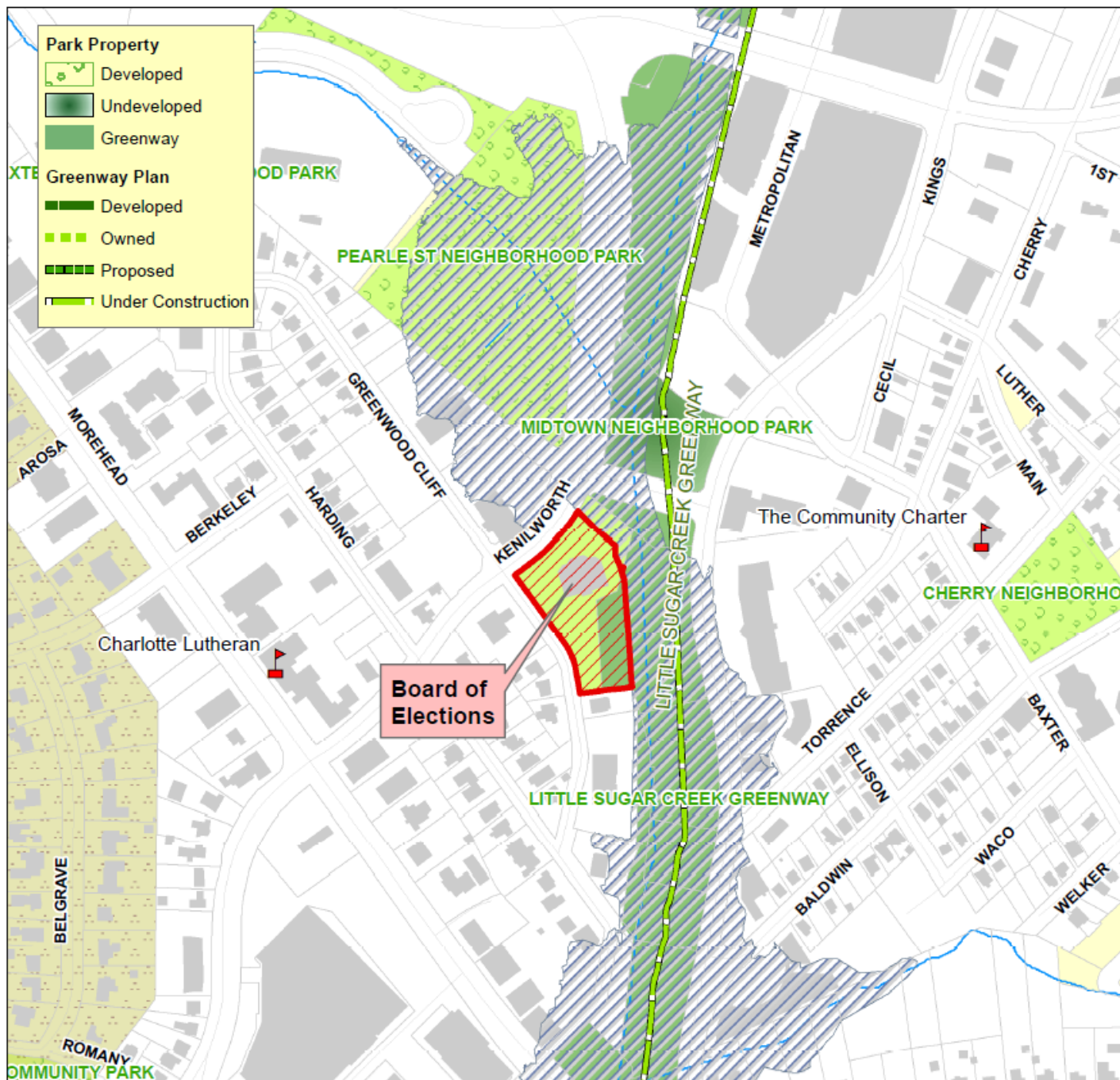
The Joint Use Task Force discussed this matter at their July 2, 2014 meeting and no comments were offered.

**PLANNING STAFF RECOMMENDATION:**

The proposal is consistent with the *Midtown Morehead Cherry Area Plan*. It facilitates needed expansion of existing County office space in an attractive and accessible location. As such, staff recommends approval of the proposal.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their July 15, 2014 meeting the Planning Committee recommended approval by a 5-0 vote.



## Mandatory Referral 14-29

Initiated by: Mecklenburg County Board of Elections

Submitted by: County Real Estate

- Mandatory Referral
- County Property
- FEMA 100 Year Floodplain
- City Property
- Schools

Produced by the Charlotte-Mecklenburg Planning Department

