

MANDATORY REFERRAL - REPORT NO. 14-33
Proposed Acquisition of Site Adjacent to Northridge Middle School on East W.T. Harris Blvd.

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) proposes to acquire three parcels located at 3901-3907 East W. T. Harris Blvd. in Charlotte (approximately 8.63 acres), to assist in the joint master planning of Northridge Middle School, J.W. Grier Elementary School and the Central Piedmont Community College (CPCC) Cato Campus. The parcel numbers of these three properties are 10509107, 10509108, and 10509109. The site is directly adjacent to the existing Northridge Middle School and CPCC Cato Campus. These parcels will serve as an addition and expansion site in which 14 classrooms will be added to the existing middle school and the joint project with CPCC which will include shared parking and site circulation, both of which were included in the 2013 general obligation bonds (the CPCC expansion will be the subject of a separate Mandatory Referral). The property is largely vacant with the exception of a two single family homes and several outbuildings which will be demolished to make way for these projects. CMS and CPCC are cooperating on the expansion of Cato Campus, and Northridge Middle School is not a baseline facility. "Baseline" for a middle school is 54 classrooms while Northridge currently has only 40 classrooms; the proposed addition of 14 classrooms will raise the facility to the 54 classroom baseline and offset the campus's reliance upon mobile classrooms.

The parcel is located within an area which is zoned R-3, (Single family Residential), according to the Charlotte Zoning Ordinance. The immediate vicinity includes existing CMS schools (Northridge Middle and Grier Academy kindergarten through grade 5), the college campus, commercial and residential uses.

Adjacent to the west of the subject site is East W.T. Harris Blvd., to the south is The Plaza and to the north is Grier Road.

PROJECT JUSTIFICATION:

Funding for the purchase will come from the 2013 School Bond Package in which \$6.45 million was allocated for an addition to Northridge Middle School and \$23 million was budgeted for the expansion of Cato Campus.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The addition and expansion to the existing Northridge Middle School is consistent with 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-3 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:

The *Northeast District Plan* (1996) recommends multifamily land uses (density not specified) for these parcels. Schools are considered compatible with residential land uses.

PROJECT IMPACT:

This is a school renovation. There should be no traffic impacts. The school site will utilize existing vehicular and pedestrian access from both East W.T. Harris Blvd. and The Plaza.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Design will be coordinated with the CPCC Cato Campus expansion.

ESTIMATED PROJECT COMPLETION

The site acquisition will be funded from the 2013 bond referendum.

JOINT USE TASK FORCE REVIEW COMMENTS:

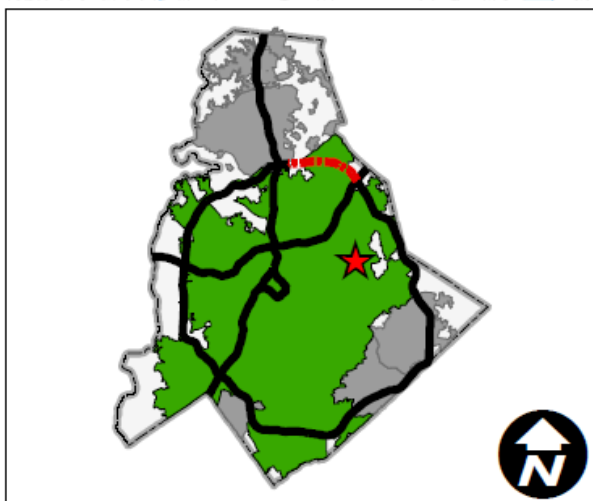
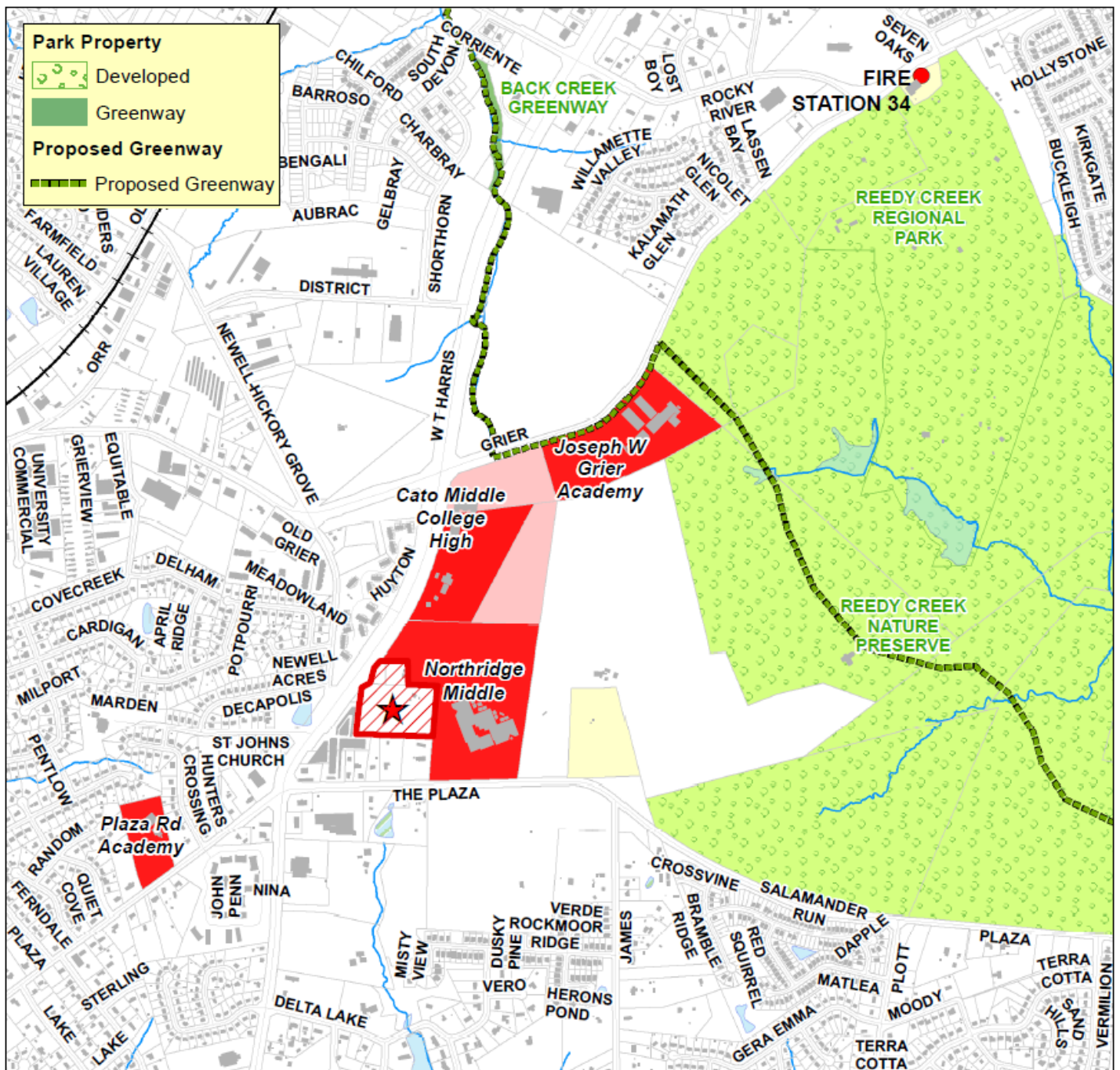
The Joint Use Task Force discussed this matter at their September 3, 2014 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposal.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their September 16, 2014 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 14-33

Initiated & Submitted by: CMS

- Mandatory Referral
- City Property
- Schools
- Colleges



Produced by the Charlotte-Mecklenburg Planning Department