

MANDATORY REFERRAL-REPORT NO. 14-37
Proposed Development of Phase 3 at CPCC Levine Campus

PROJECT PROPOSAL AND LOCATION:

CPCC proposes construction of a new, 94,000 square foot, three story classroom building and related site improvements at the existing CPCC Levine Campus in the Town of Matthews, utilizing 2013 Mecklenburg County Bonds funding. This involves Parcels 21506115, 21523201, and 21508204 (61.31 total acres), and is located at 2800 Campus Ridge Road in Matthews.

The campus currently consists of Levine 1 and Levine 2 Classroom Buildings, Hendrick Automotive Building, and Charlotte Mecklenburg Schools Middle College. The property is zoned R/I (Residential/Institutional) and R-20 (single family residential, 20,000 square foot minimum lot size) according to the Matthews Zoning map. The area is characterized as a rural residential area. The north edge of the campus is bordered by Interstate 485. Adjacent properties consist of a mix of single family residences and vacant wooded land.

The land upon which the new building and parking are proposed are currently owned by the college and are vacant. The new building is proposed to be sited on the lawn area at the southwest corner of the Levine 2 building and the parking is proposed on the vacant site across CPCC Lane from the campus (see attached diagram). Because parking by itself is not allowed in either the R-20 or R/I zoning categories (as a primary use on the parcel), a request to rezone the parcel will be necessary, and discussions are underway between CPCC and Town staffs at this time.

PROJECT JUSTIFICATION:

CPCC currently has approximately 60 square feet of building area per student total for all of its campuses. The NC Community College System recommends 100 square feet per student. The Mecklenburg County Commission gave CPCC the charge to increase its facilities to a point that will provide at least 90 square feet of building area per student. The projects funded by the 2013 Mecklenburg County Bonds are being done to address that deficiency and provide needed curriculum program spaces.

In requesting bond funding, CPCC utilized its Master Plan and in-house analysis of curriculum needs, both current and anticipated, to develop needs assessments at the different campuses including preliminary program of spaces required by the different programs at each campus. That information was converted into areas of new facilities required and their estimated costs including design fees, furniture, equipment and other soft costs. That was the basis for the bond funding request.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The project reflects a response to the County Commission's directive to increase campus space from the current 60 square feet per student to 90 square feet per student. The project also addresses specific curriculum needs for the programs offered at this campus.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *Matthews Land Use Plan* assumes expansion of the CPCC Levine campus as indicated with this Mandatory Referral. Both the *Land Use Plan* and the *Matthews Economic Development Strategic Plan* call for the general area bounded by I-485, US-74, the Union/Mecklenburg County line, and East John Street to develop as an employment center, taking advantage of the connections possible with the CPCC campus. The *Land Use Plan* also identifies an action/strategy to "encourage the growth of quality institutional uses."

PROJECT IMPACT:

The Levine Campus will become a Comprehensive College Campus, meaning that students will be able to enroll and complete all of their curriculum course work at this campus. The project will provide needed additional classroom/lab spaces as well as improvements to current programs including Medical Assisting, Nurse Aide / Home Health, and Health Information Technology as well as addressing a major need for additional general classrooms and computer classrooms throughout the college. The new building will also provide a new, larger library facility to serve the growing campus enrollment. Additional surface parking will be developed to accommodate the increase in student enrollment at the campus. The Project will also provide a small Fines Arts Flex /Auditorium space available for use by the community as well as the college.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Several years ago, Matthews approved a rezoning for a significant geographic area across Campus Ridge Road from the current campus for a future auto mall, corporate office, and mixed use center by Hendrick Motors. Although the portion within Matthews/Mecklenburg County is undeveloped, adjoining land in Union County has been developed for the Scott Clark Toyota dealership, which would also connect to a future extension of McKee Road across US74, to be funded by the Hendrick Corporation. The office-zoned area on Campus Ridge Road across from the current CPCC campus is intended for a future relocation of the Hendrick corporate headquarters.

“CPCC Lane” which runs between the main campus property and the property to the west is a designated thoroughfare and is the intended (eventual) extension of Independence Pointe Parkway which could also serve as the route for the Charlotte Area Transit System (CATS) southeast corridor rapid transit line which has been envisioned to run between center City Charlotte and the Levine campus. Preliminary engineering work was conducted approximately 18 months ago that proposed shifting the location of the proposed thoroughfare to the west of the CPCC property (thereby running between the CPCC property and the County property immediately to the west). CATS has recently retained the services of an engineering firm to further study and refine the alignment for the future transit service.

ESTIMATED PROJECT COMPLETION DATE:

The new classroom building is scheduled for completion in time for its full use starting January 2018.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their September 3, 2014 meeting and it was noted that the CMS middle college program that was recently located on the Levine campus prompted CMS to work with CATS to extend bus service to the campus. In anticipation of more frequent bus service, CPCC is planning on constructing a bus loop to serve future bus riders.

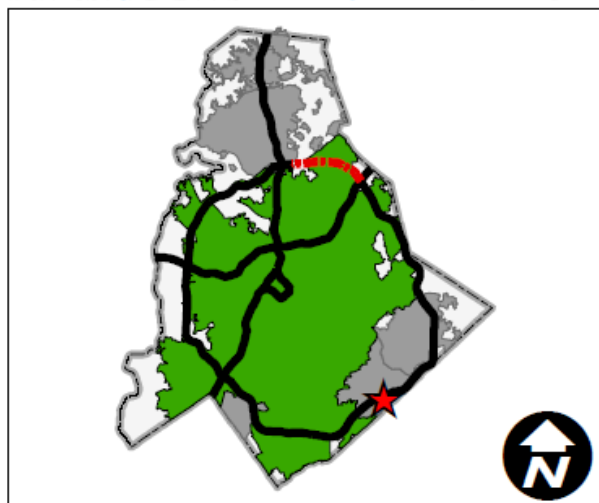
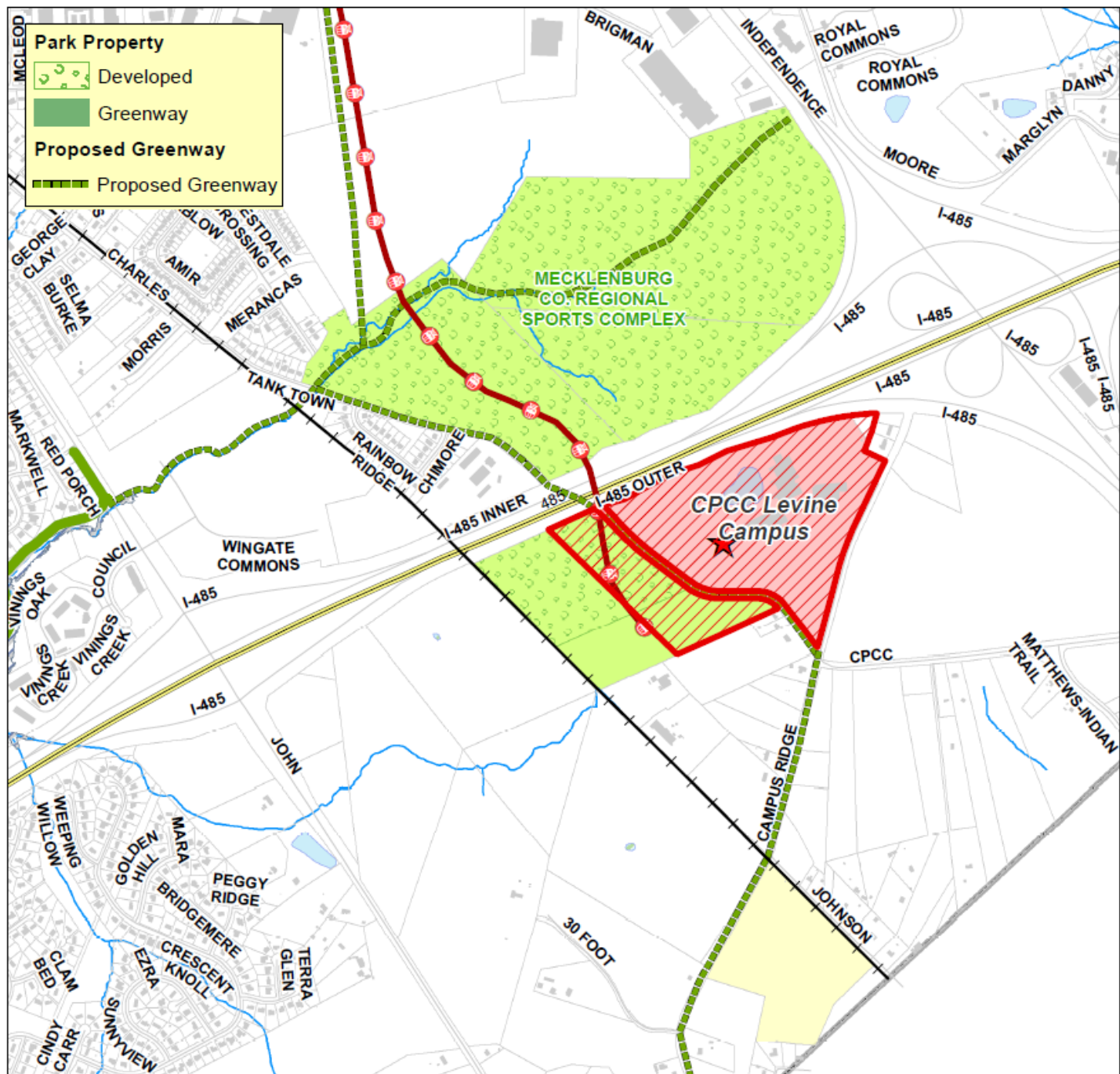
PLANNING STAFF RECOMMENDATION:

This property is located within the Town of Matthews planning jurisdiction. Town staff reports that the re-zoning of the subject parcel for the intended use is supportable by staff. Consequently, Planning staff recommends approval.

A number of entities are involved in the Independence Pointe Parkway alignment study which could affect the western boundary of the CPCC property and could impact future transit service to the campus (and ultimately land uses on and in the vicinity of the campus). It is recommended that all parties, most notably the Town of Matthews, CATS, CPCC, the Charlotte Regional Transportation Planning Organization (CRTPO) and the NC Department of Transportation collaboratively develop a consensus alignment solution that will serve all parties.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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



Mandatory Referral 14-37

Initiated & Submitted by: CPCC

- Mandatory Referral
- City Property
- Proposed Rapid Transit Alignment



