

**MANDATORY REFERRAL-REPORT NO. 14-38**  
**Proposed Acquisition by CPCC of 1409 E. 5<sup>th</sup> Street Adjoining Central Campus**

**PROJECT PROPOSAL AND LOCATION:**

Central Piedmont Community College (CPCC) proposes to purchase property at 1409 E. 5<sup>th</sup> Street in Charlotte (parcel 08019303, totaling 0.14 acre) for the purpose of developing adequate parking for the adjacent property at 1230 Charlottowne Avenue owned by the College adjoining their Central Campus.

The property currently consists of a residential duplex constructed in 1946 and is zoned O-2 (Office) according to the Charlotte Zoning Ordinance. The property is located within an area that is a mixture of commercial structures and residential duplexes.

**PROJECT JUSTIFICATION:**

CPCC owns the adjacent property at 1230 Charlottetowne Avenue (parcel # 08019302). The building provides administrative offices for the college's Procurement and Accounts Payable departments. The existing parking lot is inadequate and does not function as needed to serve these departments. Expansion of the parking area is therefore needed to allow for proper vehicular maneuverability and to provide sufficient parking for staff and visitors.

Once the property at 1409 East 5<sup>th</sup> street is purchased, CPCC plans to demolish the existing duplex and redevelop the parcel to allow for the needed parking expansion.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Off street parking and loading will be provided in accordance with Sections 12.201 and 12.202 of the Charlotte Zoning Ordinance.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The subject parcel is in a preliminary future Transit Station Subarea per the 2011 *Elizabeth Area Plan*. The land use recommendation is that residential use is appropriate at a density of less than 22 units per acre. Also appropriate are ground floor neighborhood-serving retail or office uses. A mix of the above uses would also be supported by the plan.

Because this area has been identified as the potential location of a future Southeast Corridor rapid transit station, and because it is also in close proximity to the Gold Line streetcar line now under construction, the Elizabeth Area Plan recommends that "any development or redevelopment that occurs within the [area] should adhere to the land use, community design, and mobility guidelines outlined in the *Transit Station Area Principles* (which are part of the 2007 *General Development Policies*). The *Transit Station Area Principles* recommend the establishment of parking maximums rather than minimums, and "minimizing surface parking and encourage shared parking facilities".

The current CPCC office building at 1230 Charlottetowne Avenue has approximately 5,076 square feet of floor area. There appears to be a minimum of 15 surface parking spaces currently available on site. The minimum number of parking spaces required by zoning for an office use of this size is 17 (1 space per 300 square feet). However, both on-street and CPCC structured parking is available within 800 feet of the site. CPCC has expressed concerns about its employees crossing Charlottetowne Avenue mid-block to get from existing structured parking to the 1230 Charlottetowne Avenue site. However, signalized crosswalks are available and so mid-block crossing is not necessary. It should be noted that there have been some recent discussions within the City about a reconfiguration of Charlottetowne Avenue in the coming years, which may include the addition of a mid-block crossing with pedestrian refuge island in the area of Park Drive not far from the site.

The property at 1409 East 5<sup>th</sup> Street is a single-story brick structure built in 1946. It is the northernmost of four similar structures on the east side of East 5<sup>th</sup> Street, all constructed in the same era. These four structures back up to four quadruplex structures on Park Drive (built in 1939), forming a more or less cohesive block of World War II-era buildings that contribute to the fabric of the Elizabeth neighborhood.

Demolition of one of these existing structures to create a surface parking lot is inconsistent with the goal of minimizing surface parking and encouraging shared parking. It is also inconsistent with the overall land use goal of the *Elizabeth Area Plan* to "maintain and preserve the area's predominant historic residential character".

**PROJECT IMPACT:**

The new expanded parking area will provide safe and convenient parking for the staff and visitors at 1230 Charlottetowne Avenue. Congestion on East 5<sup>th</sup> street will be reduced. Proper screening and landscaping will improve the overall appearance of the area.

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

The Project and its related site improvements should not result in any degradation of any of the adjacent properties.

**ESTIMATED PROJECT COMPLETION DATE:**

The College plans to close on the purchase of the property this fall and hopes to complete the new parking lot for use by March 2015.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this case at its September 3, 2014 meeting. No joint use comments were offered, although some questioned the need for additional on-site parking with several structured parking decks in the vicinity of the site. CPCC staff reported concern with employees and visitors making mid-block crossings between the office building and the parking structure across Charlottetown Avenue.

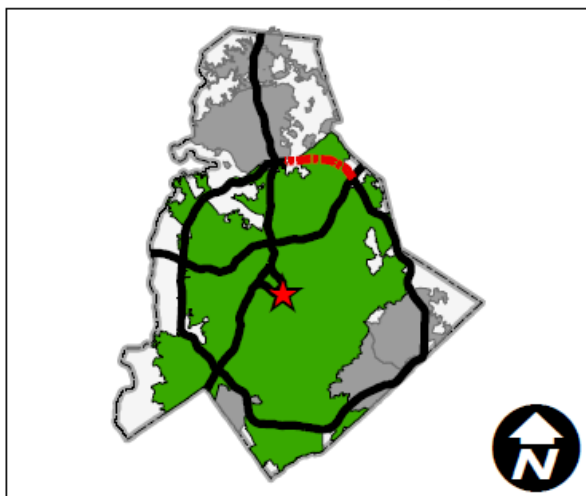
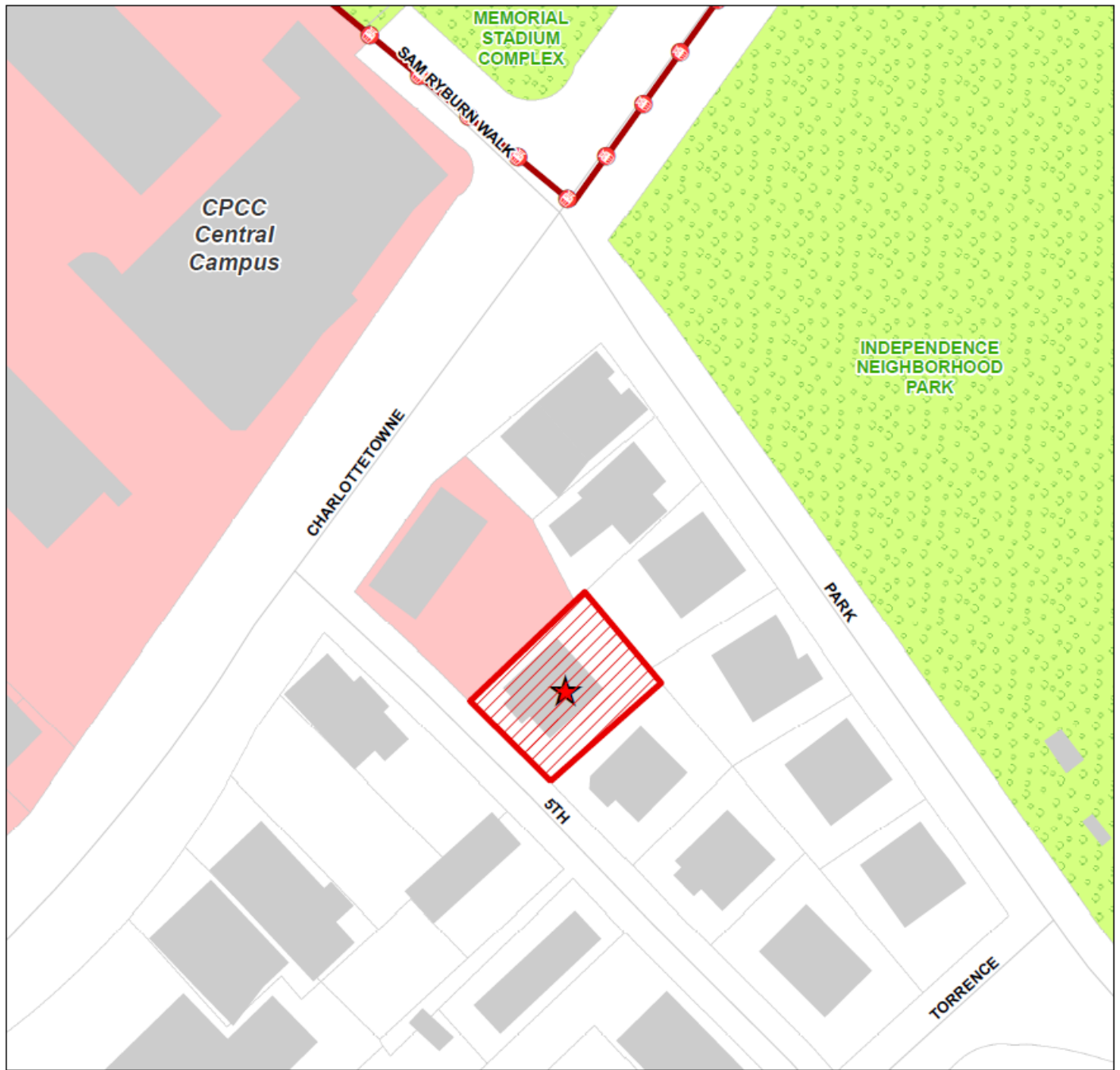
**PLANNING STAFF RECOMMENDATION:**

Planning Staff recommends against the acquisition of the subject parcel by Central Piedmont Community College because the proposed demolition of the existing structure and re-use of the site as a parking lot is inconsistent with the goals and policies of the *Elizabeth Area Plan*.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**




At their September 16, 2014 meeting the Planning Committee recommended deferral to the October 21, 2014 meeting to enable staff conducting the review to attend and answer questions, by a 5-0 vote.

At their October 21, 2014 meeting the Planning Committee recommended approval of the proposed transaction (and against Planning staff's recommendation to deny) by a 3-2 vote.



## Mandatory Referral 14-38

Initiated & Submitted by: CPCC

-  Mandatory Referral
-  Colleges
-  Proposed Streetcar Route

Produced by the Charlotte-Mecklenburg Planning Department



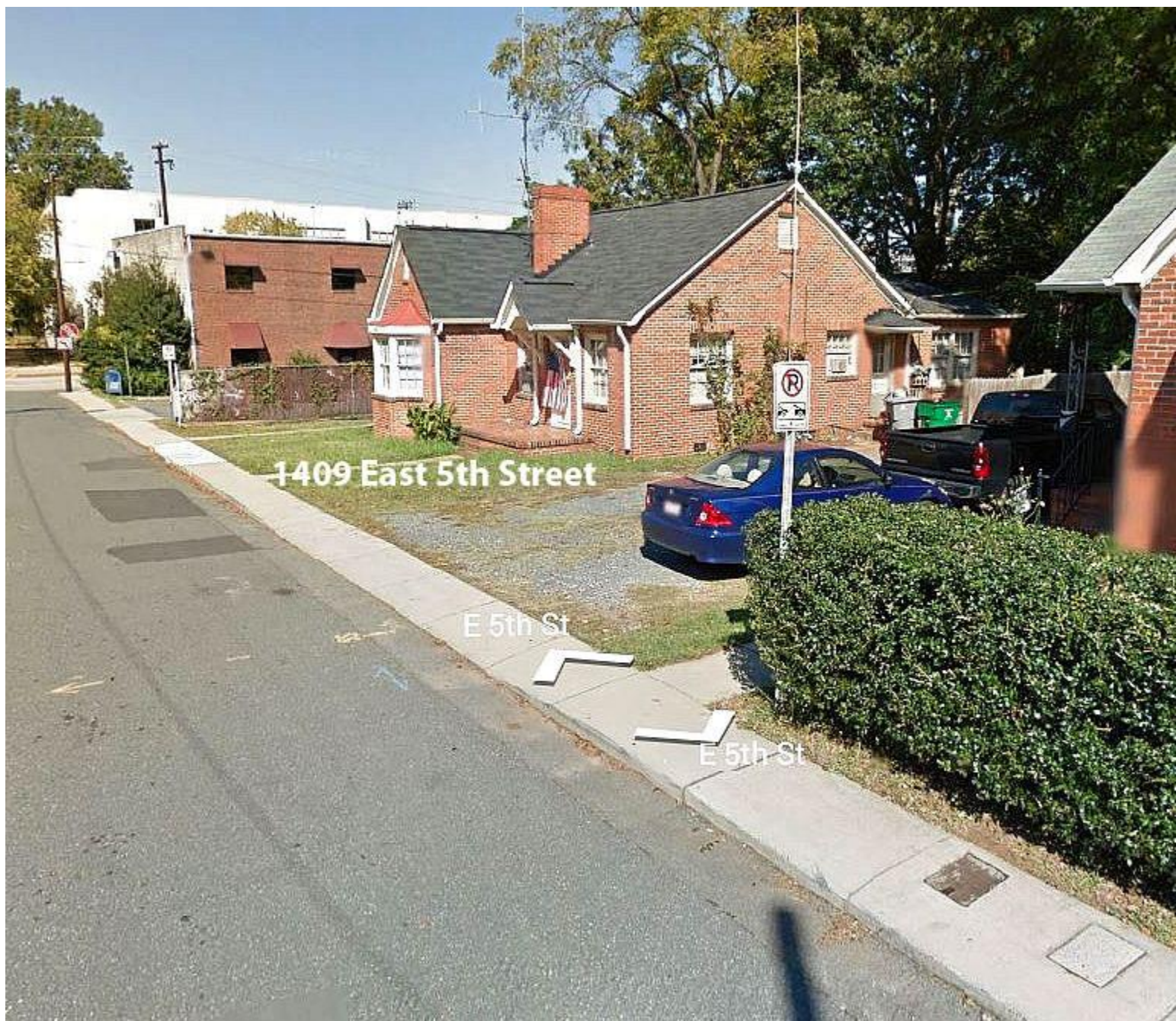




**1230 Charlottetowne  
Avenue**

**1409 East 5th  
Street**









**From:** [AndyTSCG@aol.com](mailto:AndyTSCG@aol.com)  
**To:** [Kinsey, Patsy](#); [eric.davis1@wellsfargo.com](mailto:eric.davis1@wellsfargo.com); [msizemore@realindex.com](mailto:msizemore@realindex.com)  
**Cc:** [Goodwin, Alan](#)  
**Subject:** Re: Acquisition of 1409 East 5th Street by CPCC  
**Date:** Friday, September 12, 2014 11:47:04 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Yes, they continue to nibble at the fringe of their campus to expand. Hate to see another property lost for a parking lot as opposed to redevelopment.

The Shopping Center Group, LLC  
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In a message dated 9/11/2014 4:19:06 P.M. Eastern Daylight Time, [pkiney@ci.charlotte.nc.us](mailto:pkiney@ci.charlotte.nc.us) writes:

So much for Kathy Drumm's comment to me a few years ago that the property at the corner of 4<sup>th</sup> and Charlottetown was the last piece they would buy. They continue to nibble.

pk

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**From:** Vicki Saville [<mailto:Vicki.Saville@cpcc.edu>]  
**Sent:** Tuesday, September 09, 2014 6:00 PM  
**To:** 'eric.davis1@wellsfargo.com'; 'msizemore@realindex.com'; 'andytscg@aol.com'; Kinsey, Patsy  
**Cc:** Goodwin, Alan; Kent Reid; Greg Long  
**Subject:** Acquisition of 1409 East 5th Street by CPCC

Good afternoon all,

It is important to CPCC to inform our neighbors of plans that may impact those who live and work in close proximity to our campuses.

This is to inform you that the Board of Trustees of Central Piedmont Community College and the State Board of Community Colleges have approved the purchase of the property at 1409 East 5<sup>th</sup> Street by the College. The property is an existing residential duplex, originally constructed during 1946 and approximately 1,641 square feet. The site is 0.14 acres. Each side of the duplex is currently leased to residential tenants on a month to month basis.

Once purchased, the College's plan is to safely and legally demolish the residential structure and improve the remaining lot with needed parking to serve our adjacent office building which fronts Charlottetowne Avenue (1230 Charlottetowne Avenue – the Owl building). Should you have any questions or concerns, please contact me by phone or through e-mail.

Sincerely,

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Vicki Saville



Vicki Saville, AIA, ASLA, LEED AP BD&C

Associate Vice President of Facilities & Construction

Central Piedmont Community College

Central Campus, Facilities Services Center

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We value your feedback. How is our [service](#) at CPCC?