

MANDATORY REFERRAL-REPORT NO. 14-39
Proposed Development of Phase 4 of CPCC Harper Campus

PROJECT PROPOSAL AND LOCATION:

Central Piedmont Community College (CPCC) proposes construction of a new, 120,000 square foot four story classroom building and related site improvements at the existing CPCC Harper Campus utilizing 2013 Mecklenburg County Bonds funding. The 75.59-acre campus is located at 315 West Hebron Street in southwest Charlotte (parcels 20318529 and 20318902).

The campus currently consists of the Harper Classroom Building and associated parking, and is zoned INST (Institutional) according to the Charlotte Zoning Ordinance. The campus is bordered by single family residences on the south and west and by institutional uses on the north and east. The campus is bisected by W. Hebron Street.

The land upon which the classroom building is proposed is currently occupied by parking and site circulation. In order to offset the loss of this parking and to provide additional parking sufficient to serve the new building, a new parking lot is proposed on the vacant college-owned property across W. Hebron Street from the main part of the campus. Mid-block crossings would be developed across Hebron in order to ensure pedestrian safety.

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 parcels in question are subject to the *Southwest District Plan (1991)*, which recommends institutional uses for the area. The proposed use is consistent with adopted land use policy.

PROJECT IMPACT:

The Harper 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 specialty classroom/lab spaces as well as improvements to current programs including Architectural Technology, Construction Management, Air Conditioning Heating /Refrigeration, Plumbing, Electrical, Welding, Graphic Design 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, so a new parking lot will be developed on the north side of Hebron Street. This will increase the amount of pedestrians crossing Hebron Street. The College and the design team have a consultant working with the Charlotte Department of Transportation to develop the appropriate measures to ensure the safety of the students and to minimize the disruptions to the flow of traffic.

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

JOINT USE TASK FORCE REVIEW COMMENTS:

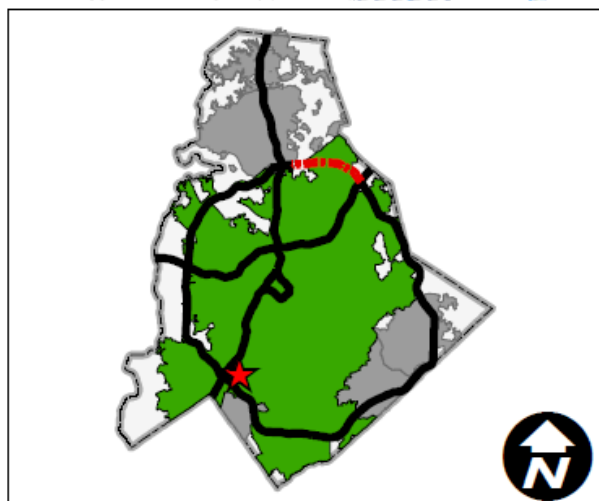
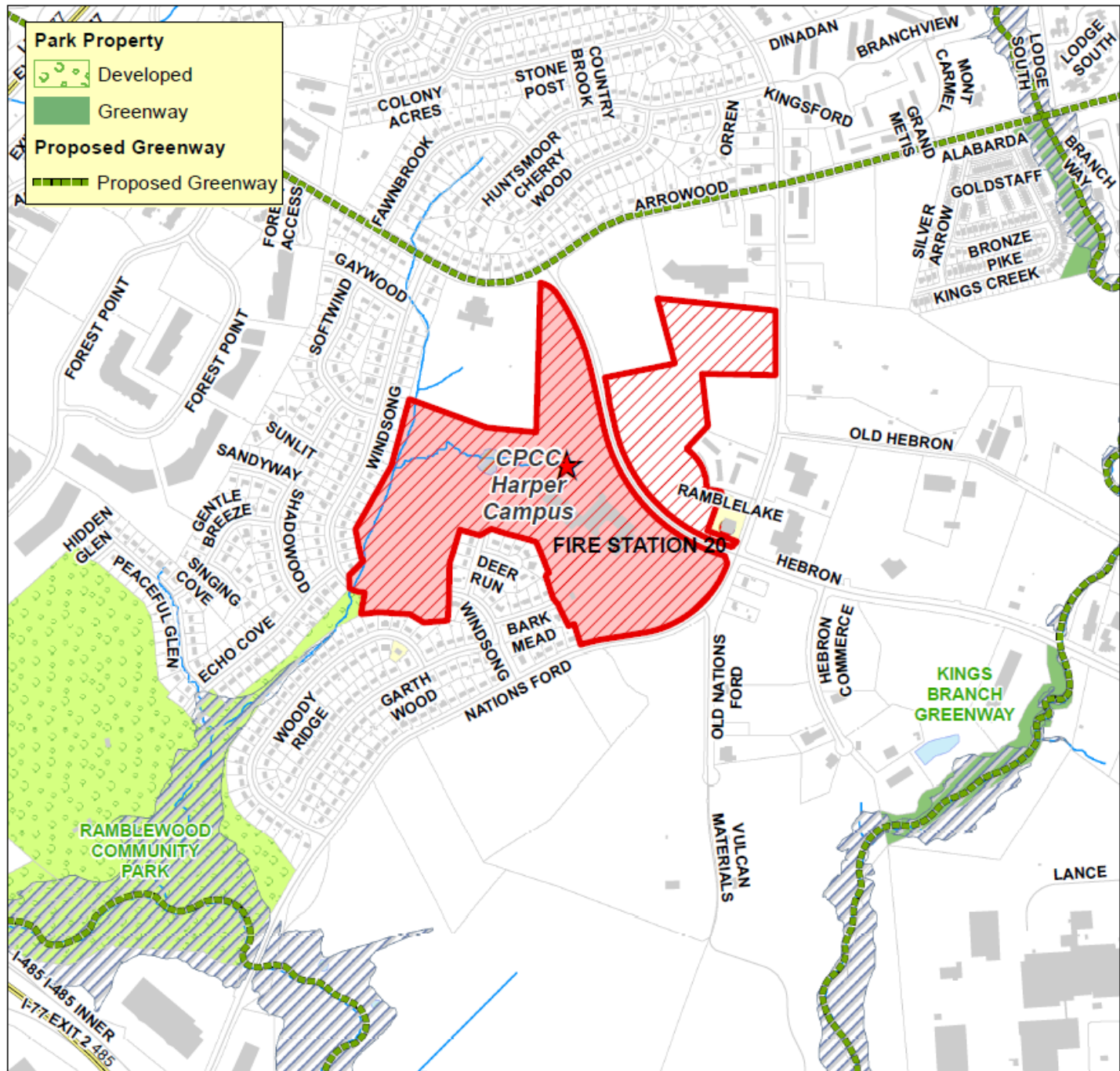
The Joint Use Task Force discussed this matter at their September 3, 2014 meeting and no joint use comments were offered, although CPCC staff mentioned they were analyzing the area for the potential to installation of a hawk signal to serve mid-block pedestrian crossings between the proposed parking lot and the main part of the campus.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed expansion at CPCC Harper campus, funded in part by 2013 Mecklenburg County Bonds funding.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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



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Initiated & Submitted by: CPCC

- Mandatory Referral
- Colleges
- FEMA 100 Year Floodplain

Produced by the Charlotte-Mecklenburg Planning Department





