

**MANDATORY REFERRAL-REPORT NO. 15-03**

Proposed Development of a Pre-K – 8 School at The Renaissance/Former Boulevard Homes Site

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools proposes to develop a new 49-classroom school (grades Pre-Kindergarten through 8) on approximately 8.615 acres located at the northeast corner of West Blvd. and Billy Graham Pkwy (parcel #115-042-01) in West Charlotte. The site is zoned MUDD-O (Mixed Use Development District – Optional) according to the Charlotte Zoning Ordinance. The Zoning Ordinance allows for elementary and secondary schools within MUDD-O zoning, so a re-zoning would not be required. The integration of schools in neighborhoods is encouraged. Properties north and east of the site are undergoing development as a mixed-income residential community. Property to the south across West Blvd. is largely vacant and low-density residential, and west across Billy Graham is located a multi-family residential development.

The Charlotte Housing Authority (CHA) has implemented a revitalization plan for The Renaissance, formerly the CHA Boulevard Homes community. The redevelopment site will include mixed-income housing, radically improved cradle-to-college educational opportunities, youth and adult development programs, job training, health and wellness programs, transportation access and recreational opportunities. The proposed school located at The Renaissance will serve as a community hub and have an integrated focus on academics, health and family services, youth programs and community engagement. CHA will convey approximately 8.615 acres of land within this development to CMS for the purposes of the construction and operation of a Pre-K-8 school.

This project will provide crowding relief for Berryhill School and Reid Park Academy, which both house grades Pre-Kindergarten through 8. Berryhill is supported by a wastewater treatment plant which is currently near its capacity. Reid Park is significantly over capacity and requires immediate relief.

**PROJECT JUSTIFICATION:**

Funding for this project will come from the 2013 School Bond Package in which \$30.376 million was allocated for a relief Pre-K-8 school for Berryhill School/Reid Park Academy.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Construction of a relief school is consistent with the Charlotte-Mecklenburg Schools Capital Needs Assessment, upon which the 2013 bond referendum was based.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Central District Plan* (1993) adopted land use for this site, as amended by rezoning petition 2009-043 calls for mixed-use development (multi-family, institutional and office). The proposed land use (Institutional) is consistent with the adopted land use.

**PROJECT IMPACT:**

Traffic impacts are expected to be limited, especially given that a large percentage of the children attending the school are expected to be from The Renaissance and adjoining neighborhoods.

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

Construction is underway on multiple phases of the The Renaissance. Phase one, The Retreat at Renaissance, an 110-unit seniors building was completed September 2013. Building features include covered resident/visitor entry with patio seating, covered resident drop off entry, garden plots, courtyard area with gazebo and patio, multipurpose room, exercise room, library and game room. The second phase of the development, The Residences at Renaissance, is 74 mixed-income family units that was completed May 2014. The third phase is currently under construction and includes 150 family units.

**ESTIMATED PROJECT COMPLETION DATE:**

Construction of the preK-8 school is slated for completion August 2017.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed the matter at their February 4, 2015 meeting and had no comments.

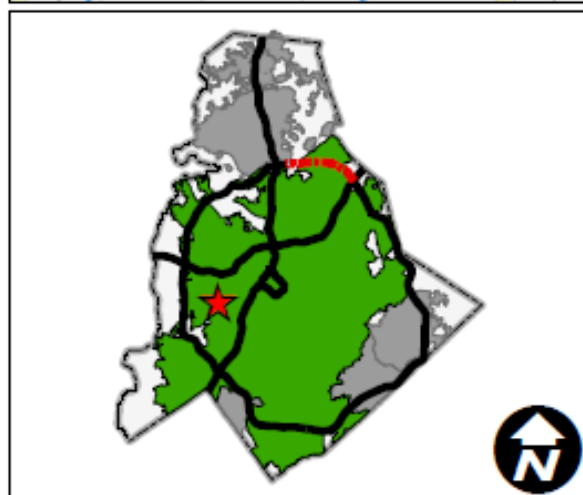
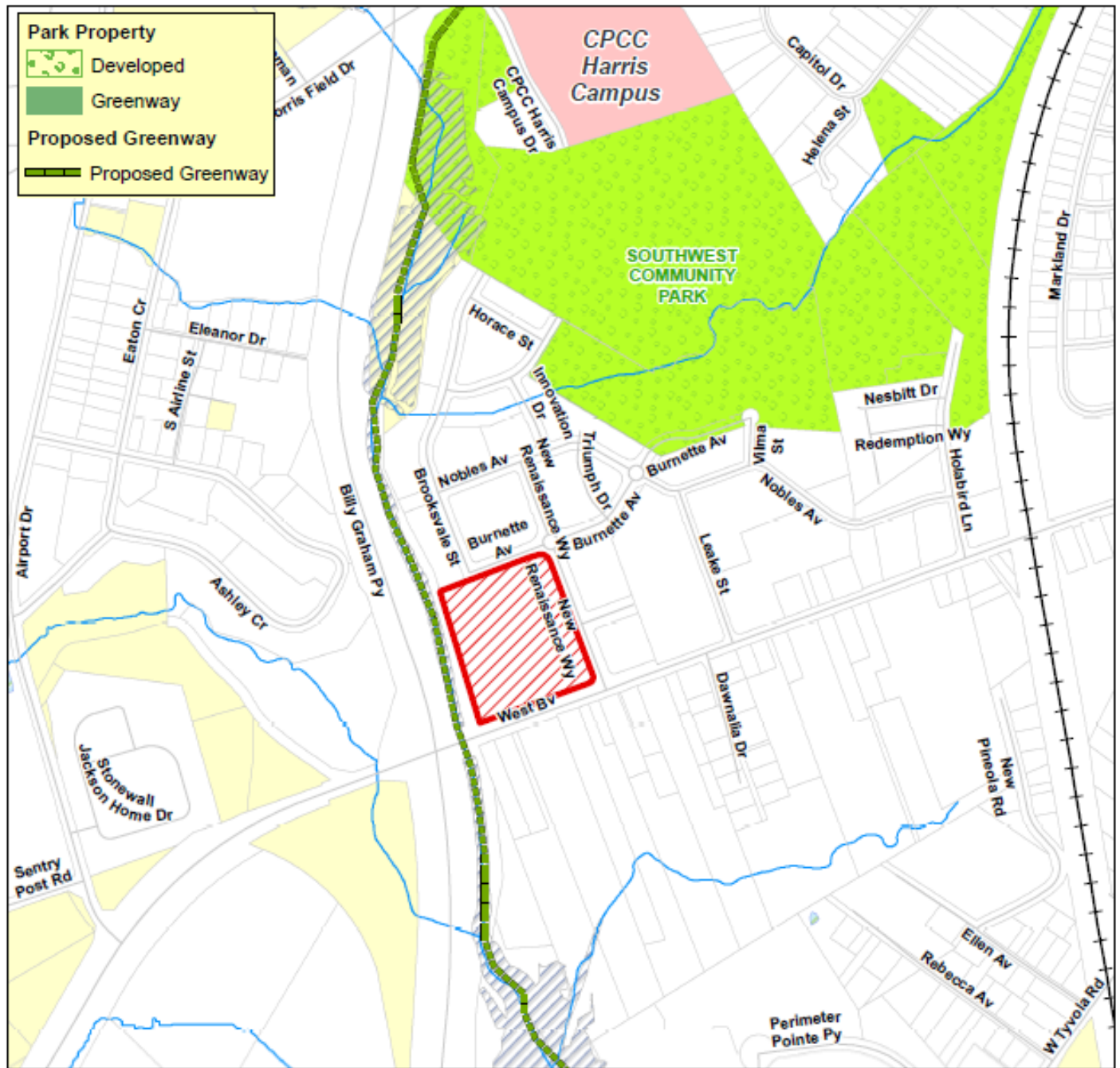
**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the conveyance of land from CHA to CMS for the development of a school.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their March 17, 2015 meeting, the Planning Committee recommended approval by a 5-0 vote.





## Mandatory Referral 15-03

Initiated and Submitted by: CMS

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



Produced by the Charlotte-Mecklenburg Planning Department