

**MANDATORY REFERRAL - REPORT NO. 15-29**  
**Proposed Acquisition of a K-8 School Site in South Charlotte West of Providence Road**

**PROJECT PROPOSAL AND LOCATION:**

Charlotte-Mecklenburg Schools (CMS) proposes to acquire approximately 10 acres for a school site in a development on the west side of Providence Road in south Charlotte in order to construct a STEAM (Science Technology Engineering Arts Mathematics) school as approved by the 2013 bond referendum. The proposed school will house grades kindergarten through 8.

The parcel is located within an area which was recently rezoned to MUDD-O, Mixed Use Development District, according to the Charlotte Zoning ordinance (petition #2015-022). The intent of the re-zoning was to develop the "Rea Farms" mixed-use development, of which the school is planned to be a part.

The immediate vicinity includes vacant land, commercial and residential uses. From the development to the west of the subject site is vacant land and residential development. To the south is a Providence Country Club, to the east is commercial development and Providence Road and to the north is residential development. The site was previously occupied by a golf course.

**PROJECT JUSTIFICATION:**

This is a 2013 bond referendum project.

The proposed K-8 school site currently lies within the attendance boundary of Jay M. Robinson Middle School and Polo Ridge Elementary School, so would be able to provide crowding relief at these two schools. The future school will also provide relief to Ballantyne Elementary School, Elon Park Elementary School, Community House Middle School and Hawk Ridge Elementary School.

The new school will be a baseline 54 classroom K-8 school with a capacity of 1,000 students.

The school also intends to support the future residences (700 homes) in the proposed Rea Farms mixed use development.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The Zoning Ordinance allows for elementary and secondary schools within MUDD-O zoning. Schools are generally considered to be compatible with residential land uses. The integration of schools and neighborhoods is encouraged. The rezoning was approved with the school contemplated in this location.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The site is a portion of the former Golf Links golf course. The *Providence Road/I-485 Area Plan Update* (2000) was amended by rezoning case 2015-022, to MUDD-O, Mixed Use Development District, Optional, which calls for a mix of uses, including retail, office, and residential, as well as institutional. The conditional site plan shows a school site generally at this location, as discussed with the community at the time of rezoning. Proposed or future school sites generally are not mapped in the district and area plans. Planning for specific school sites is typically a function of the *School Facilities Master Plan/Capital Needs Assessment*, conducted by CMS, which identifies the general locations of future schools.

**PROJECT IMPACT:**

This is a relief school, so will serve to relieve crowding at several adjoining elementary and middle schools.

It is anticipated that the school site will have access to Providence Road through the extension of Golf Links Drive and to Ardrey Kell Road and Red Rust Lane through the construction of a new public road by the master developer of the Golf Links community.

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

There are no known public or private projects that will be adversely impacted by this project. A school at this location should serve as an amenity for the community planned for development around the school site.

**ESTIMATED PROJECT COMPLETION**

Site acquisition will be funded from the 2013 bond referendum.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

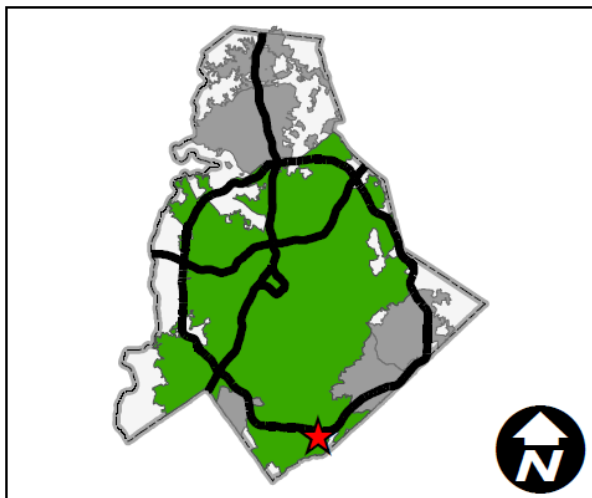
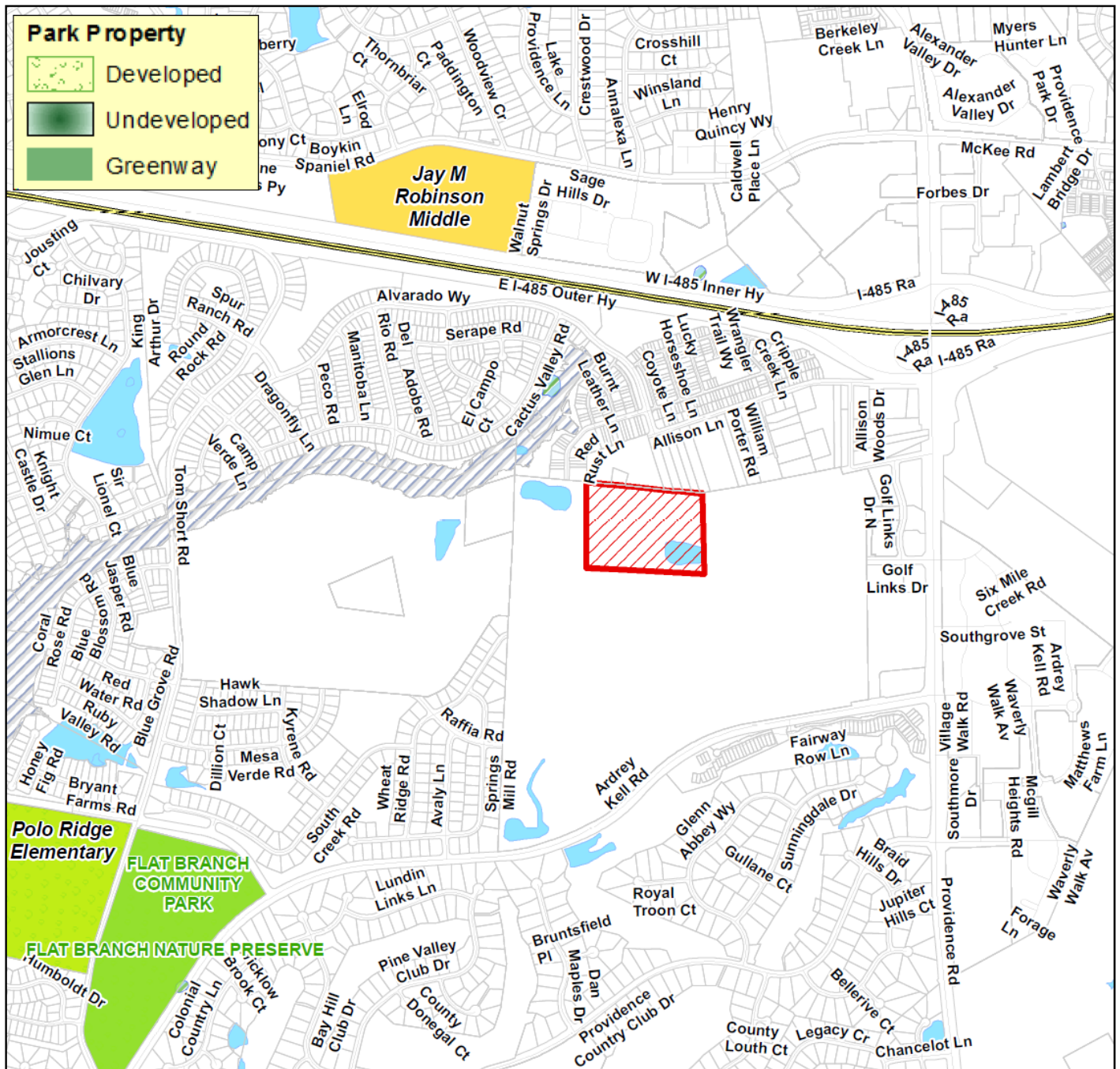
This matter was discussed at the July 9, 2015 Joint Use Task Force meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

The site is within an area of present and projected intense growth, in need of new school facilities. Land in the area suitable for school use is limited and expensive, and likely to become more so as time passes. The use of the property for a school is consistent with the mixed use recommendation of the *Providence Road/I-485 Area Plan Update* as amended by the previously-referenced rezoning, and conforms to the rezoning site plan. As such, Planning staff recommends approval of the proposal.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their July 21, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.



## Mandatory Referral 15-29

Initiated & Submitted by: CMS

- Mandatory Referral
- County Property
- Ponds
- Wetland
- Schools
- FEMA 100 Year Floodplain





