

MANDATORY REFERRAL- REPORT NO. 16-14
Proposed New Advanced Technology Building on CPCC Central Campus

PROJECT PROPOSAL AND LOCATION:

Central Piedmont Community College (CPCC) proposes construction of a new 80,000 square foot, 5 story classroom building and related site improvements at the existing CPCC Central Campus in Charlotte, utilizing 2013 Mecklenburg County Bonds funding. The development parcel on the Central Campus is vacant and is located at 1105 Charlottetowne Avenue (Parcel 125-101-15), and is 0.5871 total acres. The zoning is Mixed Use Development – Optional (MUDD-O) according to the Charlotte Zoning Ordinance.

PROJECT JUSTIFICATION:

CPCC had approximately 60 square feet of assignable building area per student total for all of its campuses as of 2012. The NC Community College System recommends 100 square feet per student. 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 parcel in question is subject to *Elizabeth Area Plan (2011)* which recommends institutional land uses. The proposed use for a new 5 story classroom building is consistent with the adopted land use plan.

PROJECT IMPACT:

The project will provide needed additional specialty classroom/lab spaces as well as improvements to current programs including Computer Integrated Machining Technology, Integrated Systems Technology, Mechatronics Engineering Technology, Electronic Engineering Technology, Computer Engineering Technology, Logistics and Supply Chain and Biomedical Equipment Technology.

Current Central Campus Parking Decks have sufficient capacity to accommodate the additional buildings planned as part of the 2013 Bond Program. Consistent with zoning requirements, the building will be designed with required open spaces. The spaces at street level will be developed with ample glazing to make the activities inside highly visible from adjacent sidewalks as well as from passing automotive 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, most of which are owned by the college. The Project will be developed in a manner to further improve the streetscapes along Charlottetowne Avenue and 4th Street.

ESTIMATED PROJECT COMPLETION DATE:

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

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their April 6, 2016 meeting and there were no comments.

PLANNING STAFF RECOMMENDATION:

The proposed land use is consistent with the *Elizabeth Area Plan (2011)*. Staff recommends approval of the proposal.

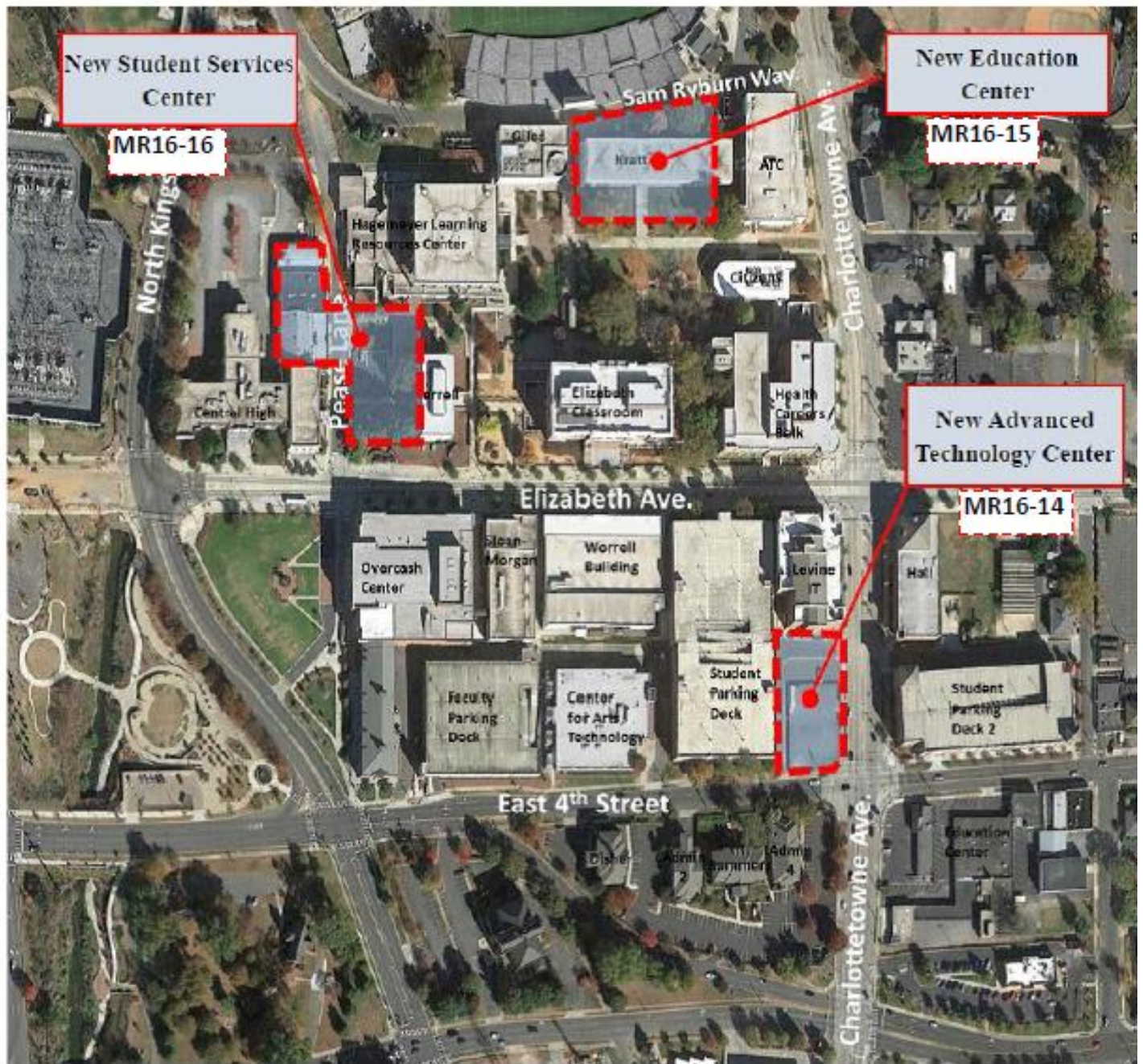
CMPC PLANNING COMMITTEE RECOMMENDATION:

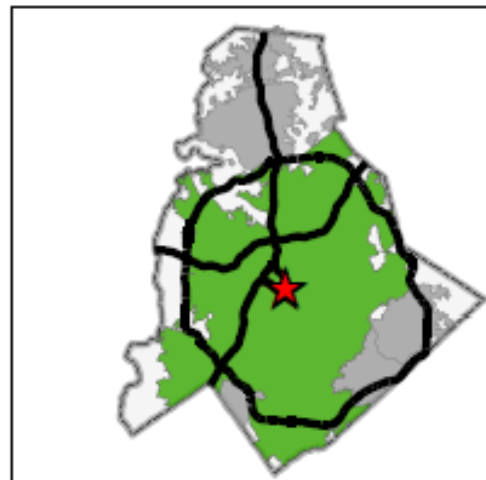
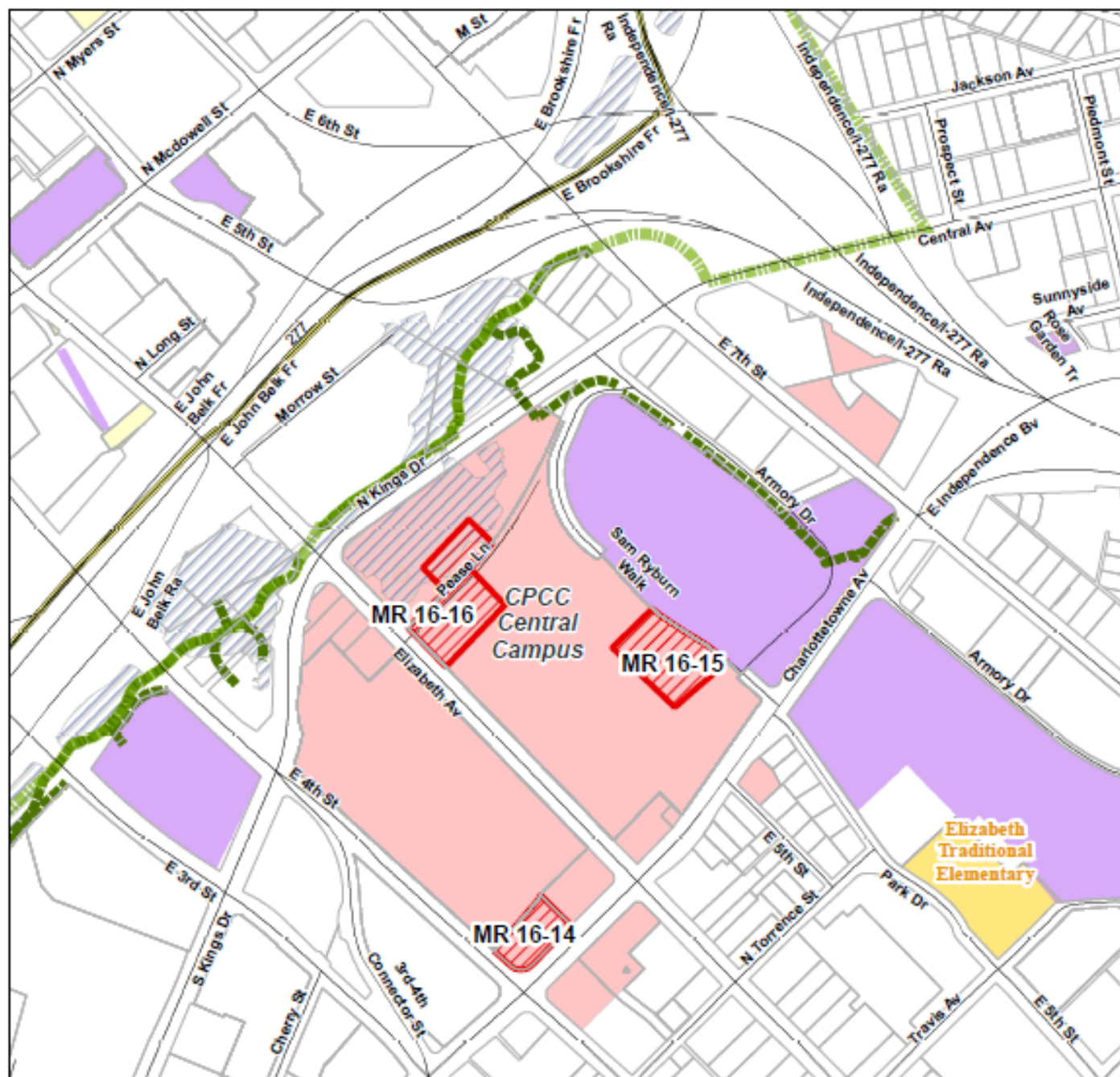
At their April 19, 2016 meeting the Planning Committee recommended approval by a 6-0 vote.

Staff resource: Catherine Mahoney & Alan Goodwin









CENTRAL PIEDMONT COMMUNITY COLLEGE





Mandatory Referral 16-14,15, & 16

Initiated Submitted by: CPCC Facilities Services

-  Mandatory Referral
-  Local Historic Landmark
-  Schools
-  Colleges
-  FEMA 100 Year Floodplain
-  Cross Charlotte Trail



Produced by the Charlotte-Mecklenburg Planning Department