

Initiated by: Peggy Hey, Ex. Director, Facility Planning & Management, CMS
Submitted by: Peggy Hey, Ex. Director, Facility Planning & Management, CMS
Planning staff resource: Julia Zweifel

MANDATORY REFERRAL REPORT NO. 17-12
Proposed Purchase by Charlotte Mecklenburg Schools of Property on Sandy Porter Road

PROJECT PROPOSAL AND LOCATION:

The Charlotte-Mecklenburg Board of Education proposes to purchase approximately 19.75 acres of land located on the southwest side of Sandy Porter Road in southwest Charlotte for the construction of an elementary school. The properties are made of up five contiguous tax parcel numbers 201-124-13 (6.92 acres), 201-123-05 (3.93 acres), 201-123-04 (3.77 acres), 201-123-03 (.65 acres) and 201-123-06 (4.48 acres) that make a total of 19.75 acres.

The properties – currently vacant - are located near South Tryon Street in an area bounded by residential and commercial uses to the north and west and residential multi-family to the east. The property proposed for purchase is currently zoned R-3 (residential single family) that permits schools, according to the Charlotte Zoning Ordinance.

PROJECT JUSTIFICATION

This location would be the site for an elementary school to provide crowding relief to Sterling Elementary School, Steele Creek Elementary School and Nations Ford Elementary School.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This need was identified in the Capital Needs Assessment presented to the Board of Education (“BOE”) originally on February 23, 2016. The need was approved again by the BOE on December 13, 2016. The property is located in the preferred location for the relief school.

This project is planned for a future bond referendum for funding of the design and construction of the school.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted future land use for this site is Residential up to four dwelling units per acre as per the *Steele Creek Area Plan* (adopted 2012). The Plan also has a goal to strive to extend school capacity as development occurs.

PROJECT IMPACT:

There will be limited impact to traffic. There will be improved recreational uses for the neighbors as there are limited public recreation facilities in the area currently. The playground and any play fields could be made available to the public including through joint use opportunities. The City of Charlotte has a Comprehensive Neighborhood Improvement Program (CNIP) planned in the area and will be making improvements to the street scape on Sandy Porter Road.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

On December 8, 2016 CMS staff met with Charlotte DOT and NCDOT staffs to discuss this location for a school. CMS met with the City Planning and Engineering teams on December 16, 2016 to discuss projects in the area including the CNIP and the potential school location. In addition, CMS met with County Park & Recreation on December 21, 2016 to discuss potential joint use opportunities. While no specific collaborative opportunities were identified as part of this process, issues can be re-visited as opportunities arise.

ESTIMATED PROJECT COMPLETION DATE:

The land acquisition is funded by the FY 2017 Authorization School Facilities Capital Project Ordinance approved by Mecklenburg County Board of County Commissioners on September 6, 2016. The goal is to complete land acquisition prior to June 2017.

JOINT USE TASK FORCE REVIEW COMMENTS:

This matter was discussed by the Joint Use Task Force at their April 5, 2017 meeting and the following comments were offered:

- There is limited utility capacity in the subject area and measures will need to be taken to improve capacity prior to school development.
- Funding for design and construction of the proposed school will be included on a future referendum, so the proposed school development is three to five years away.
- As part of the CNIP program, turn lanes are proposed to be added to Sandy Porter Road.
- This area might also be suitable for a potential shared stormwater management approach as well.

The following agencies were represented at the April 5, 2017 JUTF meeting:

County Park & Recreation, City Real Estate, Charlotte Water, Charlotte DOT, Charlotte Mecklenburg Schools, City Stormwater, Charlotte Mecklenburg Library, County Manager’s Office, Central Piedmont Community College, County

Asset Management, County Finance, City Engineering & Property Management, Charlotte Fire, Charlotte Mecklenburg Police, Mecklenburg ABC, Charlotte Mecklenburg Planning

PLANNING STAFF RECOMMENDATION:

Planning staff has reviewed the proposal to acquire these sites for a school and below are the key findings:

Conclusions:

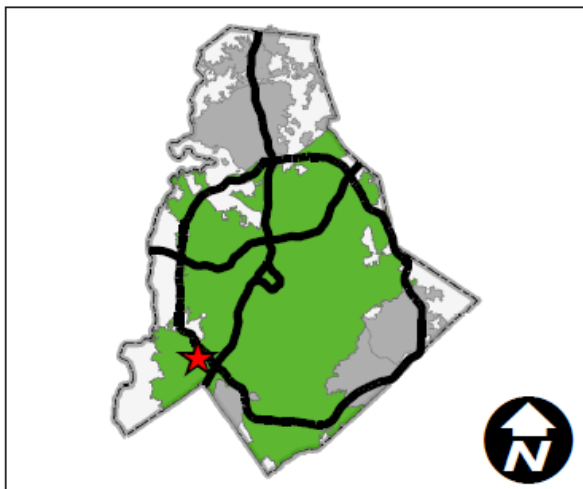
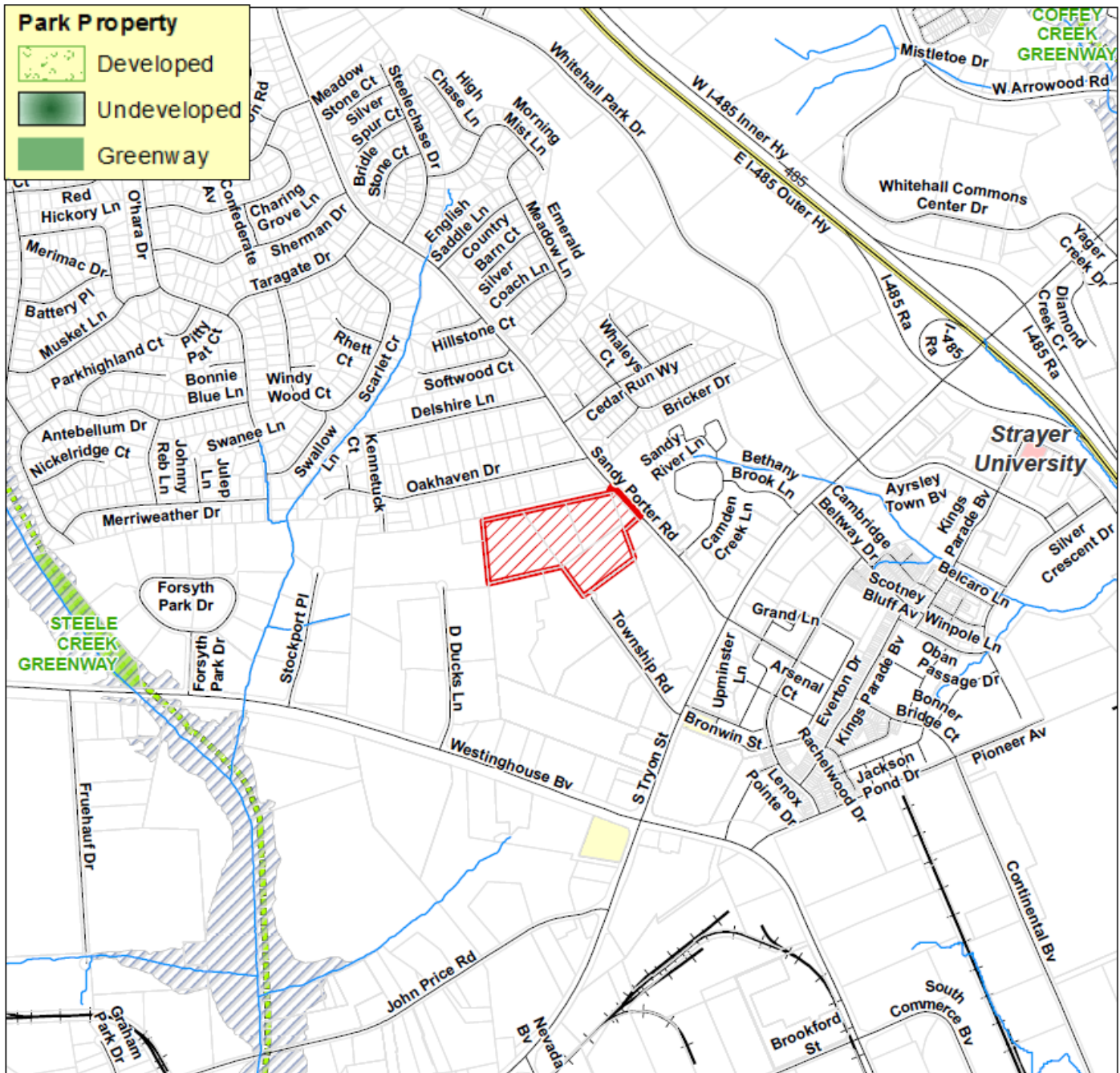
- Land use plans do not typically prescribe the location of public facilities, institutional uses, or utilities unless it is reflective of a preexisting facility or land banking/master planning efforts. These types of uses are governed by the zoning ordinance in terms of permitted uses by zoning district.
- The current zoning permits schools as a land use.
- The proposed school would provide crowding relief to Steele Creek Elementary School.

Adopted Goals and Policies:

- The proposed use for the property for an elementary school is consistent with the Residential future land use for the site as it is a residential supporting facility and service as per the *Steele Creek Area Plan* (adopted 2012).
- The proposed use is also consistent with the stated goal in the *Steele Creek Area Plan* to strive to extend school capacity as development occurs.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their April 18, 2017 meeting the Planning Committee reviewed the matter and by a 7-0 vote determined that they had no additional comments.



Mandatory Referral 17-12

Initiated Submitted by:
Facility Planning & Management, CMS

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



Produced by the Charlotte-Mecklenburg Planning Department

