

Initiated by: Peggy Hey, Executive Director, Facilities Planning & Management
Submitted by: Peggy Hey, Executive Director, Facilities Planning & Management
Planning staff resource: Julia Zweifel

MANDATORY REFERRAL REPORT NO. 17-18
Proposed CMS Lease Renewal at 5401 Hovis Road

PROJECT PROPOSAL AND LOCATION:

The Charlotte-Mecklenburg Board of Education proposes to extend the lease at 5401 Hovis Road (PID #057-011-04) to continue to operate this facility for an additional five years as a warehouse for storage and distribution of educational materials. The property is located near Northern Drive and Hovis Road in an area bounded by residential and general industrial uses to the North and West, and light and general industrial uses to the East and South. The property is zoned I-2 (Industrial) according to the Charlotte Zoning Ordinance. No change in the land use of the property will occur as the result of this lease extension.

PROJECT JUSTIFICATION:

Charlotte-Mecklenburg Schools has used the property since August 15, 2012 to operate a warehouse for storage and distribution of materials. The lease is due to expire on July 31, 2017. The warehouse space is a need for Charlotte-Mecklenburg Schools and the lease extension was approved by the Board of Education on January 24, 2017.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

No public policies apply to this proposed transaction.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The State General Statutes allow for local Boards of Education to enter into operational leases of real or personal property for the purposes of operating the school districts they oversee. The *Northwest District Plan* (1990) recommends industrial land uses on the subject property, which is consistent with the proposed use.

PROJECT IMPACT:

Charlotte-Mecklenburg Schools will continue to lease warehouse space from a third party and renewing this lease will eliminate moving expenses.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no relationships to any other projects.

ESTIMATED PROJECT COMPLETION DATE:

Anticipated lease renewal would coincide with the July 31, 2017 expiration of the existing lease.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their May 3, 2017 meeting and no comments were offered.

Agencies represented at the May 3, 2017 Joint Use Task Force meeting: Charlotte-Mecklenburg Library, County Park & Recreation, City Real Estate, Charlotte Water, County Asset Management, Charlotte-Mecklenburg Planning, Charlotte DOT, Charlotte-Mecklenburg Schools, Charlotte Engineering & Property Management, City Stormwater, County Manager's office, Town of Matthews, Engineering/City Forestry, Housing & Neighborhood Services, Charlotte-Mecklenburg Police, Charlotte Area Transit System, Envision Charlotte.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed site and below are the key findings:

Conclusions:

- Extending the lease allowing the Charlotte-Mecklenburg Board of Education to continue to operate this facility for an additional five years will have no land use impacts as it is continuing an established use and will eliminate potential moving expenses.

Adopted Goals and Policies:

- This proposal is consistent with the adopted future land use of industrial.

CMPC PLANNING COMMITTEE REVIEW:

At their May 16, 2017 meeting the Planning Committee voted 7-0 that it had no additional comments.

