

**Initiated by:** Gregory S. Long, CPCC Facilities Services  
**Submitted by:** Gregory S. Long, CPCC Facilities Services  
**Planning staff resource:** Catherine Mahoney

**MANDATORY REFERRAL REPORT NO. 17-26**  
**Proposed New Classroom Building adjoining CPCC Central Campus**  
**on Charlottetowne Avenue Near 5<sup>th</sup> Street**

**PROJECT PROPOSAL AND LOCATION:**

Proposed is construction of a new, 85,000 square foot, five story classroom building and related site improvements at the existing Central Piedmont Community College (CPCC) Central Campus utilizing 2013 Mecklenburg County Bonds funding. The project would be constructed on Parcels 080-194-02, 080-194-03, 080-194-04, 080-194-05, 080-194-07, 080-194-15, 080-194-16, located at 1208, 1214, and 1220 Charlottetowne Ave. and 1421-1425 Elizabeth Avenue, across the street from the CPCC Central Campus. The total site size is 1.514 total acres, and is surrounded by a variety of commercial and institutional uses.

The site is currently zoned NS (Neighborhood Services) and B2 (Business) according to the Charlotte Zoning Ordinance. CPCC proposes seeking rezoning to MUDD-O (Mixed use – Optional) as part of the development approval process. The majority of the site has been cleared of improvements and is currently being used for construction staging. Two commercial buildings facing Elizabeth Avenue are currently vacant but will be used at some future date as office space.

**PROJECT JUSTIFICATION:**

CPCC had approximately 60 square feet of assignable building area per student total for all of its campuses as of 2012, while the North Carolina Community College System recommends 100 square feet per student. The Mecklenburg County Commission gave CPCC the charge to increase its facilities to a point that will provide closer to 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/student to 90 square feet/student. The project also addresses specific curriculum needs for the programs offered at this campus.

The proposed facility is consistent with the CPCC *Long-Range Academic and Facilities Plan 2017-2023*, adopted by the CPCC Board of Trustees on July 13, 2016 (the plan can be viewed at <http://www.cpcc.edu/about/long-range-plan>; the proposed facility is illustrated as "Site C" on page 42 of the plan.).

**CONSISTENCY WITH ADOPTED LAND USE PLANS:** The *Elizabeth Area Plan (2011)* recommends a mix of residential (up to 22 dwelling units per acre), office, and retail uses for the parcels in question. Active ground floor uses are encouraged along Charlottetown Avenue.

The plan also identified the subject site as a preliminary future Transit Station Subarea and recommends future development should adhere to the Transit Station Area Principles, including but not limited to:

- Encourage a mixture of residential, office, service-oriented retail and civic uses, either through mixed or multi-use development;
- Consider special traffic generators – such as cultural, educational, entertainment or recreational uses – to locate in station areas;
- Orient buildings to front onto public streets and open spaces;
- Provide windows and doors at street level and minimize walking distance to entrances.

In November 2016, the Metropolitan Transit Commission adopted the LYNX Silver Line light rail alignment into the 2030 Transit System Plan. The alignment will run along Independence Boulevard from its point of origin near Uptown out to Wallace Road. The parcels in question, therefore, are no longer included in a future transit station subarea. However, the guidelines for future development, as outlined in the Transit Station Area Principles above, are still appropriate for creating a pedestrian-friendly environment and should be followed.

**PROJECT IMPACT:**

The project will provide needed additional general education, specialty classroom/lab spaces as well as improvements to current programs including Civil Engineering Technology, Geomatics, Biomedical Equipment Technology, Allied Health Careers, Language Lab as well as provide spaces for new curriculum programs.

**Parking /Traffic Impact:** The current Central Campus parking decks have sufficient capacity to accommodate the additional buildings planned as part of the 2013 Bond Program. Therefore, parking and traffic impacts are expected to be minimal.

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.

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.

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

There are no planned or potential joint use opportunities, however many spaces at CPCC campuses are available for use by public and private groups.

**ESTIMATED PROJECT COMPLETION DATE:**

The project will utilize 2013 Mecklenburg County Bonds and is estimated to be completed by the end of 2020.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The matter was discussed at the July 6, 2017 Joint Use Task Force meeting and the question was asked that since the MUDD-O requested zoning will require “active uses” to be introduced into the ground floor of the proposed structure, what active uses would occupy the ground floor. CPCC staff said that the STEM program (proposed to be housed within the building) will require active uses, that are intended to be located on the ground floor.

Agencies represented at the July 6, 2017 Joint Use Task Force meeting: Park & Recreation, City Real Estate, Planning, City Engineering & Property Management, City Stormwater, Charlotte-Mecklenburg Library, Central Piedmont Community College, City Housing & Neighborhood Services, County Public Health, Charlotte Mecklenburg Police, Charlotte Water, Charlotte Department of Transportation, Mecklenburg Solid Waste.

**PLANNING STAFF REVIEW:**

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

**Conclusions:**

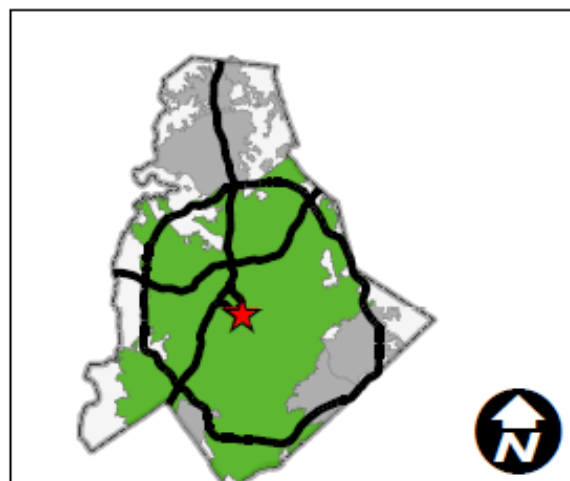
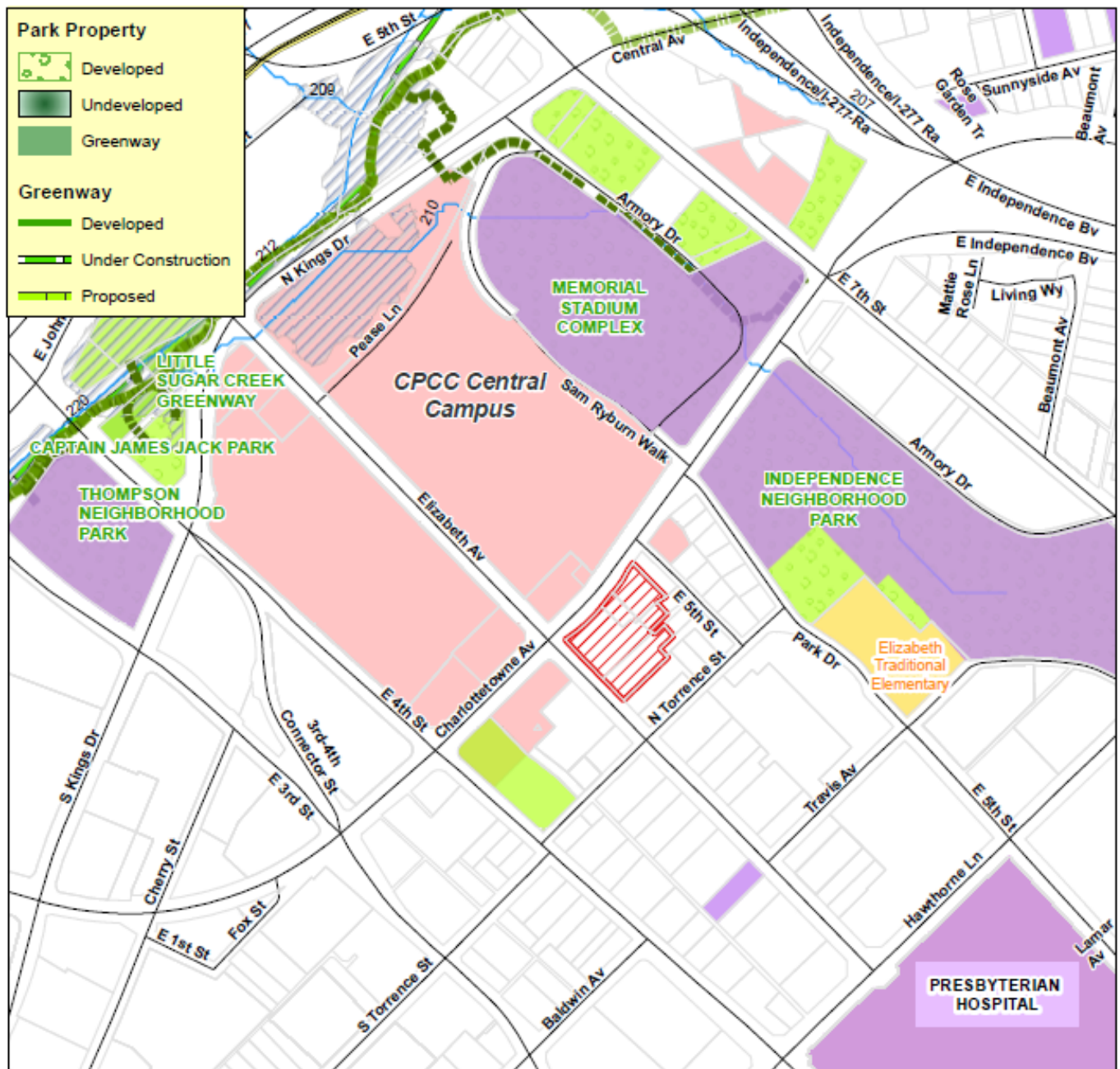
- CPCC owns the parcels in question and recommended constructing new facilities on these parcels in the CPCC *Long-Range Academic and Facilities Plan 2017-2023* (adopted 2016).
- The proposed institutional use is compatible with surrounding land uses and context of the area.
- Land use plans do not typically prescribe the location of institutional uses unless it is reflective of a preexisting facility or master planning effort. These types of uses are governed by the zoning ordinance in terms of permitted uses by zoning district.
- CPCC plans to request a rezoning of the properties from NS and B2 to MUDD-O. The rezoning process is a separate regulatory process with procedural rules as outlined in Chapter 6 of the Zoning Ordinance.

**Adopted Goals and Policies:**

- The *Elizabeth Area Plan (2011)* recommends a mix of residential (up to 22 dwelling units per acre), office, and retail uses, and future development should be consistent with the Transit Station Area Principles.
- The proposed facility is consistent with the CPCC *Long-Range Academic and Facilities Plan 2017-2023*.

**CMPC PLANNING COMMITTEE REVIEW:**

At their July 18, 2017 meeting the Planning Committee voted 5-0 that it had no additional comments to offer to the submitting agencies.



## Mandatory Referral 17-26

Initiated Submitted by: CPCC Facilities Services

- Mandatory Referral
- Local Historic Landmark
- Schools
- County Property
- Colleges
- City Property
- FEMA 100 Year Floodplain

Produced by the Charlotte-Mecklenburg Planning Department







# CENTRAL PIEDMONT COMMUNITY COLLEGE

