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MANDATORY REFERRAL REPORT NO. 17-27

Proposed Hendrick Automotive Technology Center Expansion at CPCC Levine Campus

PROJECT PROPOSAL AND LOCATION:

Proposed is construction of a new, 12,000 square foot, one story addition to the existing Hendrick Automotive Technology Center and related site improvements at the existing Central Piedmont Community College (CPCC) Levine Campus in Matthews, utilizing 2013 Mecklenburg County Bonds funding. The project would be located at 2800 Campus Ridge Road on parcels 21506115, 21523201, and 21508204. The total campus is 61.31 acres.

The campus currently consists of Levine 1 and Levine 2 Classroom Buildings, the Hendrick Automotive Building, and the Charlotte Mecklenburg Schools Middle College. The Levine 3 Classroom Building is currently under construction.

The site is currently zoned R/I (Residential/Institutional) under the Matthews Zoning Ordinance. This allows uses such as schools, churches, colleges and universities. The campus is bounded on the north by Interstate 485, and by vacant and rural land on the other three sides.

PROJECT JUSTIFICATION:

Prior to the 2013 Bond program, CPCC had approximately 60 square feet of building area per student total for all of its campuses, 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 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:

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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 on page 43 of the plan.).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

This site is not located within any particular adopted Small Area Plan boundary, so the more general principles from the *Matthews Land Use Plan* apply. Notable and applicable to the proposed development are:

- Institutional Land Use Action Items (continue to provide quality institutional facilities for all citizens and all needs, and encourage growth of quality institutional uses),
- Transit Station Neighborhood Action items (partner with CATS to identify/design transit stations in accordance to policies set forth in Matthews Transit Station Area Joint Development Principles and Policy Guidelines document, incorporate TOD's extending ¼ to ½ mile from stations
- Public Transit Action Items (create a transit plan for each future transit station)
- Interchange Action Items (emphasize that development must be supportive to primary uses: CPCC and transit station, promote office and institutional uses)
- McKee Road Corridor Action Items (encourage development to complement existing development and/or future development plans at CPCC's expansion site and nearby Hendrick Auto Mall site)

PROJECT IMPACT:

Expansion of the Hendrick Automotive Technology Center will allow opportunity for a larger number of students to participate in this desirable curriculum and will provide shop areas to allow instruction on a wider range of automotive brands and models.

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. The original building was located to allow for future expansion. CPCC does not see any potential for joint use with other public agencies since this is an expansion of an existing facility to serve an existing curriculum.

In November 2016, the Metropolitan Transit Commission approved the light rail alignment by adopting the LYNX Silver Line light rail alignment into the *2030 Transit System Plan*. The alignment's southern terminus is at the CPCC Levine Campus where a future station is planned.

ESTIMATED PROJECT COMPLETION DATE:

The project will utilize 2013 Mecklenburg County Bonds and is estimated to be completed by the end of 2018.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their July 6, 2017 meeting and no comments were offered.

The following agencies were 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.

MATTHEWS PLANNING STAFF REVIEW:

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

Conclusions:

- The proposed development expands a strong institutional use and anticipates additional land use intensification on and around the campus due to anticipated future infrastructure (including the future transit station)

Adopted Goals and Policies:

- The facility expansion is consistent with several of the general principles contained within the *Matthews Land Use Plan*.
- The facility is supported by the CPCC *Long-Range Academic and Facilities Plan 2017-2023*
- The facility is seen to complement the Silver Line recommendations in the *2030 Transit System Plan* (as amended)

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.





