

MANDATORY REFERRAL | REPORT NO. 19-01

Proposal to acquire land in Southeast Charlotte for a new School Site

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Schools (CMS) intends to acquire a +/-37ac assemblage (aka "site") of seven parcels for a future school campus. The site is located at the intersection of Ardrey Kell Road and Wade Ardrey Road; directly across Ardrey Kell Road from Ardrey Kell High School. The tax parcels for the assemblage are the following; 22902119, 22902114, 22902105, 22902113, 22902187, 22902103, 22902122. Six of the seven parcels have existing improvements/structures on the properties, and one property is vacant. On April 4, 2018, the entire +/-37ac assemblage was rezoned from R-3 to MX-2 (Innov) via rezoning petition [2017-171](#).

PROJECT JUSTIFICATION:

Acquisition of this site supports and aligns with [CMS' 2017 Bond](#), whereby \$922M of bond projects were approved by the voters of Mecklenburg County for new school construction, and capital level renovation projects throughout the County.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

This acquisition is consistent with CMS' 2016 Capital Needs Assessment, and the 2017 \$922M approved bond.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The South District Plan (1992), as amended by Petition 2017-171, recommends residential development at or below 6 DUA. The plan acknowledges the need for additional school sites as the area's population continues to grow, and it does not identify specific school locations.

PROJECT IMPACT:

Acquisition of the property is imperative to keeping the promises made to the Mecklenburg County voters for a new elementary school in Southeast Charlotte.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known public projects

ESTIMATED PROJECT COMPLETION DATE:

Acquisition of the property is anticipated to occur by the end of February 2019.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed the proposed transaction over email on February 4, 2019 and the following comments were offered:

- Charlotte Department of Transportation: *As a part of any future rezoning process, the Charlotte Department of Transportation will request various site improvements pertaining to access and connectivity.*
- Housing and Neighborhood Services: *Should there be any residual land once the school campus site plan is finalized, CMS should consider making the residual land available for the development of affordable housing.*

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposal and has the following comments:

Conclusions:

- The site will need to be rezoned to accommodate a school.
- The 2017 rezoning included several transportation improvements: Beau Riley Road would be extended across the site to Dickie Ross Road, a new traffic signal or pedestrian crossing signal would be considered by CDOT at the intersection of Ardrey Kell Road and Beau Riley Road to improve access to the school based on traffic impacts, and sidewalk gaps would be completed on Wade Ardrey Road.
- This site is located across Ardrey Kell Road from Ardrey Kell High School.
- Schools are generally considered compatible land uses in residential areas.

Adopted Goals and Policies:

- The *South District Plan (1992)* supports the addition of new schools in the area.

CMPC PLANNING COMMITTEE REVIEW:

The Planning Committee reviewed Mandatory Referral 19-01 on February 19, 2019 and has no additional comments for the submitting agency.



