

MANDATORY REFERRAL | REPORT NO. 19-07

Proposal to acquire properties at 7421, 7431, and 7511 The Plaza Charlotte, NC 28215 for a new school site

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Board of Education (CMBE) intends to acquire residential structures and its associated 5.388 acres located at 7421, 7431, and 7511 The Plaza Charlotte, NC 28215 (parcel #s 10509127, 10509119, 10509121). Each parcel is currently zoned R-3, and abuts existing Charlotte-Mecklenburg Board of Education (CMBE) owned R-3 property on the northern and eastern property lines. Parcel 10509127 abuts O-1(CD) and BD (CD) property along its western property line. Additionally, each parcel has public street frontage on The Plaza.

PROJECT JUSTIFICATION:

CMBE has determined that acquisition of the three parcels will serve as additional area, that when acquired, will be available for use for the construction of a future relief elementary school.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The North Carolina General Statutes allow Boards of Education to acquire real estate when it determines that the real estate is needed for the school systems' use. This proposed acquisition is supported in CMS' 2016 Capital Needs Assessment, and the 2017 Bond Project List.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The three sites are recommended for multi-family residential uses in the Northeast District Plan (1996). The intersection of The Plaza and WT Harris is identified as a Neighborhood Center, so a mix of compatible and complementary uses in the area is encouraged.

PROJECT IMPACT:

CMBE will fund the acquisition of this property via funds from project funding allocated for the proposed relief Elementary School.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

There are no known public or private projects that will be impacted by this purchase.

ESTIMATED PROJECT COMPLETION DATE:

The purchase of these properties is scheduled for Summer of 2019.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal electronically and offered the following comments:

- As a part of any future permitting process, the Charlotte Department of Transportation will request various site improvements pertaining to access and connectivity.

PLANNING STAFF REVIEW:

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

Conclusions:

- The sites are contiguous to the existing Northridge Middle School and provide opportunity for CMS expansion in the future.
- The proposed use for a potential future school expansion is compatible with the surrounding area.

Adopted Goals and Policies:

- Sites for future schools and other institutional land uses are not typically identified in district/area plans. Rather, institutional uses are evaluated on a case-by-case basis for compatibility with their surroundings. Although recommended for multi-family uses in the district plan, institutional uses are considered compatible with existing surrounding area along The Plaza.

CMPC PLANNING COMMITTEE REVIEW:

At their May 21, 2019 meeting, the Planning Committee reviewed the proposed acquisition and has no additional comments for the submitting agency.



