

MANDATORY REFERRAL REPORT NO. 97-20
CHARLOTTE MECKLENBURG PLANNING COMMISSION
PROPERTY FOR
BUS STAGING SITE

PROJECT LOCATION

The Charlotte-Mecklenburg Board of Education proposes to purchase 30.10 acres of land (See Attached Map) on Downs Road.

PROJECT PROPOSAL

This proposed project calls for the purchase of 30.10 acres of a 48.87 acre site (Tax Parcel Number 205-006-11) by the Board of Education for the development of a bus staging site to provide better bus service to schools in the southwestern portion of the county.

PROJECT JUSTIFICATION

The 1992 Schools Efficiency Study by the Chamber of Commerce recommended the establishment of satellite bus facilities in various parts of the county. The satellite facilities will offer the opportunities to maintain and service buses when they are not being used; to park buses at maintenance locations for better security and improved availability for maintenance; and to reduce mechanic driving time and improve productivity.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

The Downs Road bus staging site is related to existing bus staging sites, such as the Wilkinson Boulevard and Craig Avenue facilities, and the proposed bus staging site on NorthPointe Industrial Boulevard. The property is presently zoned I-2 which is an appropriate zoning classification to locate a bus repair facility and storage yard of up to 200 buses. The proposed bus staging facility is also consistent with the recommendations of the Southwest District Plan. The site has access to an existing water line in Downs Roads. Sanitary sewer improvements will be constructed through the northern portion of the site to serve the 1997 annexation of the Steele Creek East area.

PROJECT IMPACT

Expected benefits include improved service, reduced vandalism and damage, and reduced cost. All buses would be parked at these facilities in the evening providing opportunities to provide maintenance, service, and fueling at reduced costs and improve productivity and security.

PROJECT COST

The cost of the land is estimated to be \$1,250,000 and improvement costs will depend upon site preparation and total bus capacity.

STAFF RECOMMENDATION

Staff recommends purchase of the land to provide better bus service to schools in the southwestern portion of the county.

PLANNING COMMITTEE RECOMMENDATION

The staff recommendation was approved with the footnote that Planning Committee had concerns about the proposed use of the property in relationship to the floodway fringe area located on the property.

