

MANDATORY REFERRAL REPORT NO. 98-04
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
FUTURE SOUTHERN ELEMENTARY SCHOOL
FEBRUARY, 1998

PROJECT LOCATION

The school site is located in the Ballantyne area off of the realigned portion of Providence Road West, approximately 1/5 of a mile east of the intersection of Providence Road West and what is now Community House Road. The subject area is in tax parcel number 229-041-07.

PROJECT PROPOSAL

The site consists of approximately 17 acres. This project proposes to build an elementary school on this 17 AC parcel of land. The Harris family has donated the land to the County. Contract proceedings between the County and the Charlotte-Mecklenburg Schools (CMS) are underway.

PROJECT JUSTIFICATION

The school site is located in one of the county's high growth areas among elementary schools that are overcrowded. Given the large number of approved (and not yet built) units and strong interest in the area, growth can be expected to continue. Between January 1990- and January 1997, the total number of Single Family and Multi-Family lots in the South Planning District was 13,897 lots/unit and the total number of acres was 4,162 AC. These figures are greater than any of the other seven Planning Districts.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

The school site is located within the South District Plan. This Plan recognizes the subject area as Park and Institutional and is consistent with the R-12 PUD (Planned Unit Development) zoning given to the site. The school site is part of a larger 90 AC parcel of land being donated to Mecklenburg County and the City of Charlotte. Other proposed projects are a district park/recreation site and a fire station. Property directly north of the site is zoned B-1 (CD) and north of that the zoning is again R-12 PUD. The school site is consistent with land use recommendations as proposed in the South District Plan.

PROJECT IMPACT

The school site is not only consistent with the South District Plan but compliments current land uses recommended by the plan. The proposed school, park and fire station allow citizens a concentrated area of services. The proposed site further adds to the joint use relationship between CMS, Mecklenburg County and the City of Charlotte and increases the efficiency of land use and facility usage.

PROJECT COST

This property has been designated as a school site as part of the planning process with County officials. Project costs are estimated as \$11,063,000 for improvements (construction of an elementary school). There are no costs for the land.

STAFF RECOMMENDATION

Staff supports this proposed project to build a future southern Mecklenburg County elementary school.

PLANNING COMMITTEE RECOMMENDATION

Planning Committee voted unanimously in favor of the construction of an elementary school.

EXHIBIT A

±2.0 AC Fire Station

Relocated
K-12 (KUD) Road

Relocated
B1-CB Road

Relocated
K-12 (KUD) Road West

±17.0 AC Elementary School

±13.0 AC School Expansion

±17.5 AC
YMCA Property

±59.0 AC County District Park/
Recreational Uses

Total Site Area ±91.0 AC



Note: Acreages are approximate and are subject to change pending field survey.

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CAPITAL PROJECT PROPOSAL FORM**Instructions:**

This form is provided to capital project initiating agencies and departments for reporting proposed projects to the Charlotte-Mecklenburg Planning Commission in accordance with the requirements of North Carolina House Bill 855.

Proposed capital projects are to be submitted to the Planning Commission using this form, at least 30 days prior to presenting the project to the governmental unit having authority to authorize it.

In order to constructively review a project proposal, a full description of the project and its objectives is necessary. Please provide all of the information requested and all available graphic information.

I. Initiating Department	Charlotte Mecklenburg Board of Education Facilities Department 3301 Stafford Drive Charlotte, NC 28208	Date	1/21/98
Submitted by	Barbara J. Henriksen Real Estate Coordinator (704) 343-6050	Prepared	1/21/98

II. Project Name	Future Southern Elementary School
Location and Description of Project	The site is located in the Ballantyne area off of the realigned portion of Providence Road West, +/- 1/5 of a mile east of the intersection of Providence Road West and what is now Community House Road. The site consists of +/- 17 acres with an adjoining 13 acre parcel designated as a potential expansion site for the school.

III. Project Justification/Need	(Provide information about why the project is being proposed at this location i.e. respond to growth, relieve overcrowding, correct racial imbalance, etc.)	Site is located
in one of the county's high growth regions among elementary schools which are overcrowded. Given the large number of approved (and not yet built) units and strong interest in the area, growth can be expected to continue.		

IV. Project Impact	(Explain the impact of the proposed project on nearby schools i.e. abandonment, closure, re-use, etc.)
Relief of considerable crowding (existing and expected).	

V. Relationship to Charlotte Mecklenburg 2002 School Facilities Master Plan Draft.	(Explain how this proposed site relates to the School Facilities Plan Draft.)
2002 Plan (Draft) is no longer a basis used as school siting criteria. Updated school facilities master plan is in the works and is scheduled for completion in late 1998.	

VI. Project Status (check those that apply)

Nothing done but this report _____
 Preliminary plans completed _____
 Detailed plans completed _____
 No land acquisition involved _____

Land not yet acquired _____
 Land acquisition underway X _____
 Land acquired _____
 Project under contract _____

(Please send site plans if available.)

CAPITAL PROJECT PROPOSAL FORM

VII. Proposed Development Schedule. (Identify any known external factors which are critical to the timing of this project. For example, the opening of a major shopping center, or construction of a new school).

N/A

VIII. Relationship of this proposal to Other Public Projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in the area?)

This project is interrelated with public projects for the development of a fire station and park adjacent to the site.

IX. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made).

This property has been designated as a school site as part of the planning process with County officials. Project costs are estimated as follows:

Improvements: \$11,083,000

Land Costs: N/A

X. Assistance Funds - (If State or Federal assistance funds are proposed indicate the specific assistance program, and the status of any application for project funding assistance).

N/A



CHARLOTTE - MECKLENBURG PLANNING COMMISSION

January 22, 1998

Barbara Henrickson
Charlotte Mecklenburg School Facilities Department
3301 Stafford Drive
Charlotte, N. C. 28208

Dear Barbara:

We have received your request to process a mandatory referral report to receive land to develop a South Elementary School in the Ballantyne Community. This mandatory referral #98-04 has been assigned to Lauren Weisman for review. She can be reached at 336-8307.

This report is tentatively scheduled to be discussed at a special call meeting of the Planning Committee to begin immediately after their regular work session on February 2, 1998. This meeting had been tentatively scheduled to address another mandatory referral but the department could not meet the submittal deadline. The meeting will be held at 2:00 p.m. in the Planning Commission's Uptown Conference Room on the 8th Floor of the CMGC.

If you have questions, please contact Lauren or me at ext. 2671.

Sincerely,
Debra D. Campbell
Debra D. Campbell
Planning Division Manager