

**MANDATORY REFERRAL REPORT NO. 98-08**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**STEELE CREEK LIBRARY**

**PROJECT LOCATION**

The library site is located in the lower Steele Creek area off of York Road, approximately one-fourth of a mile east of the intersection of Steele Creek Road (NC160) and York Road (NC49). The subject area is in tax parcel number 219-061-03.

**PROJECT PROPOSAL**

This proposal involves the acquisition of a 1.5-acre site for the permanent location of a Steele Creek Branch Library. The current owner per Mecklenburg County Zoning Petition #92-14 (C) rezoned the subject area from R-3 (Single Family Residential) to CC (Commercial Center) and proposed a donation of the property to the Library.

Currently, the Library believes that a 10,000-15,000 square foot facility is appropriate. The Library also believes that current development patterns in the Steele Creek community will warrant and support the development of the Library project by 2003.

**PROJECT JUSTIFICATION**

The Library currently leases 4000 square feet of space in a shopping center at the corner of Highway 49 and Sandy Porter Road. That branch was opened in 1994 to serve the Steele Creek community. The lease term is 10 years and expires in December 2003. The Library's intention is to accept the donation of the subject property and to develop it as the permanent site for the Steele Creek Branch Library to replace the leased space at the expiration date of the lease term.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS**

The Library site is located within the Southwest District Plan area. This Plan proposes commercial development at this location. The land adjacent to the proposed library site is currently vacant but the Plan calls for commercial development in this area also. The completion of this project would be timed to coincide with the expiration of the lease for the current Steele Creek Branch Library.

**PROJECT IMPACT**

The library site is consistent with the Southwest District Plan. It will be located in an area that is near to multi-family and single family uses. The relocation of the Steele Creek Library will serve the rapidly growing population in the lower Steele Creek area and will compliment the elementary school located in this area.

**PROJECT COST**

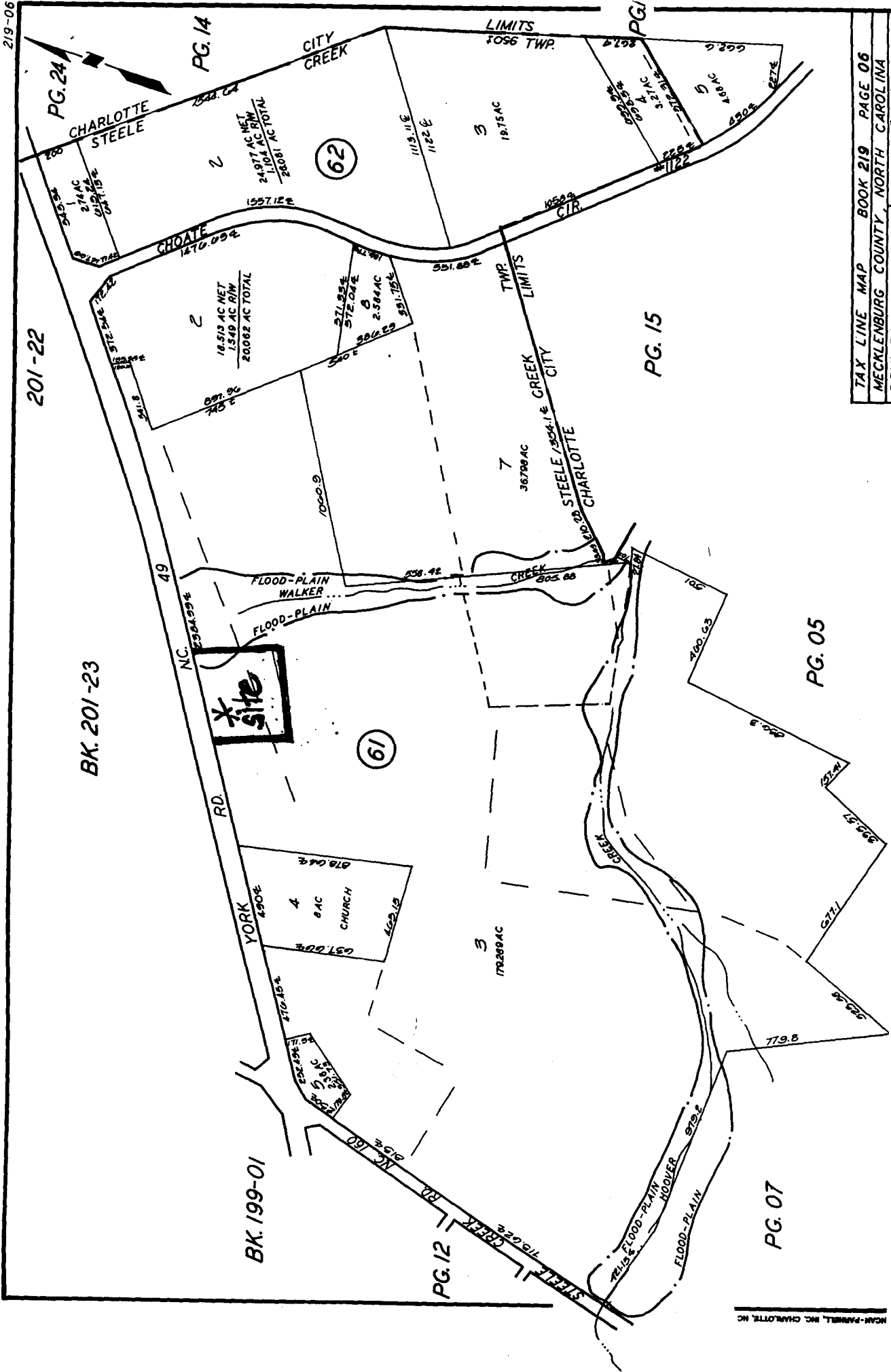
Construction is estimated at \$120/sf (1998 values).

**STAFF RECOMMENDATION**

Staff supports this project to receive the land that is being donated to the Library and to construct the Steele Creek Library.

**PLANNING COMMITTEE RECOMMENDATION**

Planning Committee voted unanimously in favor of the construction of a library.




**CHARLOTTE - MECKLENBURG  
PLANNING COMMISSION**

**INTER - OFFICE COMMUNICATION**

**DATE:** March 3, 1998

**TO:** Rich Rosenthal  
Chief of Operations  
Public Library of Char-Meck

**FROM:** Debra D. Campbell   
Planning Division Manager

**SUBJECT:** Mandatory Referral #98-08

We have received your request to process a mandatory referral to purchase land to build a permanent location for the Steele Creek Library. Lauren Weisman on our staff has been assigned the review responsibility.

**This mandatory referral #98-08 is tentatively scheduled for Planning Committee consideration on Tuesday, March 17, 1998 at 5:00 p.m.** The meeting will be held in the Planning Commission's Uptown Conference Room on the 8th Floor of the Charlotte Mecklenburg Government Center.

If you have questions or need further assistance, please contact Lauren at ext. 8307 or me at ext. 2671.

cc. Lauren Weisman



Public Library of Charlotte & Mecklenburg County

310 North Tryon Street ■ Charlotte ■ North Carolina ■ 28202-2176 ■ FAX 336-2677

Transmittal

Date: 2/24/98

To: Debra Campbell Planning Commission  
600 East Fourth St  
Charlotte NC 28202

Reference: Steel Creek

We are sending you ☐ Contract ☐ Under separate cover via \_\_\_\_\_  
the following: ☐ Drawings ☐ Specifications  
☐ Copy of letter ☒ below

These are transmitted as checked below:

☐ As requested ☒ For your review ☐ Approved ☐ Revise and resubmit  
☐ For your use ☐ No action required ☐ Approved as corrected ☐ Not approved

Quantity: 1 Description: Mandatory Referral Form

Remarks:

Debra -

After this was typed, I was told by a representative of the Belk family that they plan to begin development of property adjacent to the "Library" site and the property across the Hwy 49 in 2 to 3 yrs.

Rich Rosenthal

By:

cc: new file - Mandatory Referral - Steele Creek

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. You will be advised when the project is scheduled for Planning Commission consideration so that your department representative may be present to respond to questions.

I. Initiating Department Public Library Date 2/24/98

Submitted By Rich Rosenthal

Department Representative Rich Rosenthal, Chief of Operations

II. Project Name Steele Creek Library Site

Location and Description of Project This project involves the acquisition of property for the permanent location of a Steele Creek Branch Library. The subject property will be donated to the Library by the current owner per Mecklenburg County Zoning Petition #92-14 (C) (pages 15-16) dated 11/10/92 and approved on

12/07/92. Although the offer to donate expired in December of 1997, the owner has extended the offer because the Library was not notified of it until November 1997.

III. Project Justification/Need The Library currently leases 4000 square feet of space in a shopping center at the corner of Highway 49 and Sandy Porter Road. That branch was opened in 1994 to serve the Steele Creek community. The lease term is 10 years and expires in December 2003. The Library's intention is to accept the donation of the subject property and to develop it as the permanent site for the Steele Creek Branch Library to replace the leased space at the expiration date of the lease term. Funding for design and construction would be sought for the fiscal year 2002/2003.

CAPITAL PROJECT PROPOSAL FORM

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II. (contintued)

At present, the total acreage addressed by the zoning petition is underdeveloped. The owner's specific plans to develop the property are uncertain. But the Library believes that current development patterns in the Steele Creek community will warrant and support the development of the Library project in 2003.

Building size would be determined as part of the budget preparation for the construction project. Currently, the Library believes that a - 10,000- 15,000 square foot facility is appropriate.

Nothing done but this report	<u>    X    </u>	Land Not yet acquired	<u>          </u>
Preliminary plans completed	<u>          </u>	Land acquisition underway	<u>          </u>
Detailed plans completed	<u>          </u>	Land acquired	<u>          </u>
No land acquisition involved	<u>          </u>	Project under contract	<u>          </u>

	<u>Begin</u>	<u>Completed</u>
Planning		2002
Land		1998
Construction		2003

VI. Relation 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? The completion of this project would be timed to coincide with the expiration of the lease

VII. Project Cost Estimate - (indicate the estimated total project cost and describe how this estimation has been made). The land will be donated.

VIII. 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).