

MANDATORY REFERRAL REPORT NO. 99-03
CHARLOTTE MECKLENBURG PLANNING COMMISSION
PROPOSED NEW SCHOOL SITE
EAST ELEMENTARY/MIDDLE SCHOOL SITE - IDLEWILD ROAD

PROJECT LOCATION

The Charlotte-Mecklenburg Board of Education proposes to purchase 62 acres of land (Tax Parcel Numbers 135-321-07 and 135-321-08 / See Attached Location and Site Maps) located on the east side of Idlewild Road between Kale Lane and Rice Road. The site has access to both water and sewer services and road access is provide by 1,510 feet of frontage along Idlewild Road which is a major thoroughfare. The site configuration is very amenable to a school campus layout.

PROJECT PROPOSAL

This proposed project calls for the purchase of 62 acres of land by the Board of Education to serve as a site for a new elementary school and middle school. The new elementary school will accommodate 800 (K-5) students and the new middle school will house approximately 1,200 (6-8 grades) students in the general vicinity of the schools. The schools are anticipated to be completed and opened for the 2003-2004 school year.

On February 25, 1999, the Mint Hill Mayor and Board of Commissioners approved a rezoning of the property to a Institutional Conditional District I(CD) to accommodate a 200,000 square foot Middle School and a 120,000 square foot Elementary School with accessory buildings and athletic fields.

PROJECT JUSTIFICATION

The site is located to address future enrollment growth in this region of the district for grades K- 5 and 6-8 and to relieve present and/or anticipated crowding in nearby elementary and middle schools. Crown Point, Lebanon Road, Bain, and Piney Grove Elementary Schools and Northridge and Northeast Middle Schools are the most likely schools to directly benefit from the construction of the two new schools.

PROJECT IMPACT

The proposed schools at this location will provide relief from crowding at the above referenced schools and room for additional enrollment growth in grades K-8 in this region of the school district.

The proposed site supports the principles (Proximity, Diversity, Utilization, Stability) prescribed to be used in the siting of future schools which were developed by the Charlotte-Mecklenburg Schools Future School Planning Task Force (Committee of 33). The location is in general proximity to crowded school attendance areas, to areas of anticipated growth, and to areas of concentrated black and non-black populations. A site further to the north might have provided

greater opportunity to address diversity; however the site identification process revealed that no suitable sites were available further to the north.

The Town of Mint Hill is the process of updating their Land Use Plan. The rezoning for the new school at this location has already been approved and is consistent with the Town's Land Use Plan Update.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

As part of the conditional rezoning process, CMS has reserved future right-of-way for the widening of Idlewild Road. The widening of Idlewild Road to a four-lane facility is an unfunded project in the 2020 Transportation Plan. No other public/private projects were identified.

The Joint Use Task Force will receive a presentation on the proposed site for review and comment at their March 10 meeting.

PROJECT COST

Estimated cost, developed in conjunction with the CMS Capital Needs Assessment process, is approximately \$37 million including land, construction, furnishings and equipment, design, and project management.

STAFF RECOMMENDATION

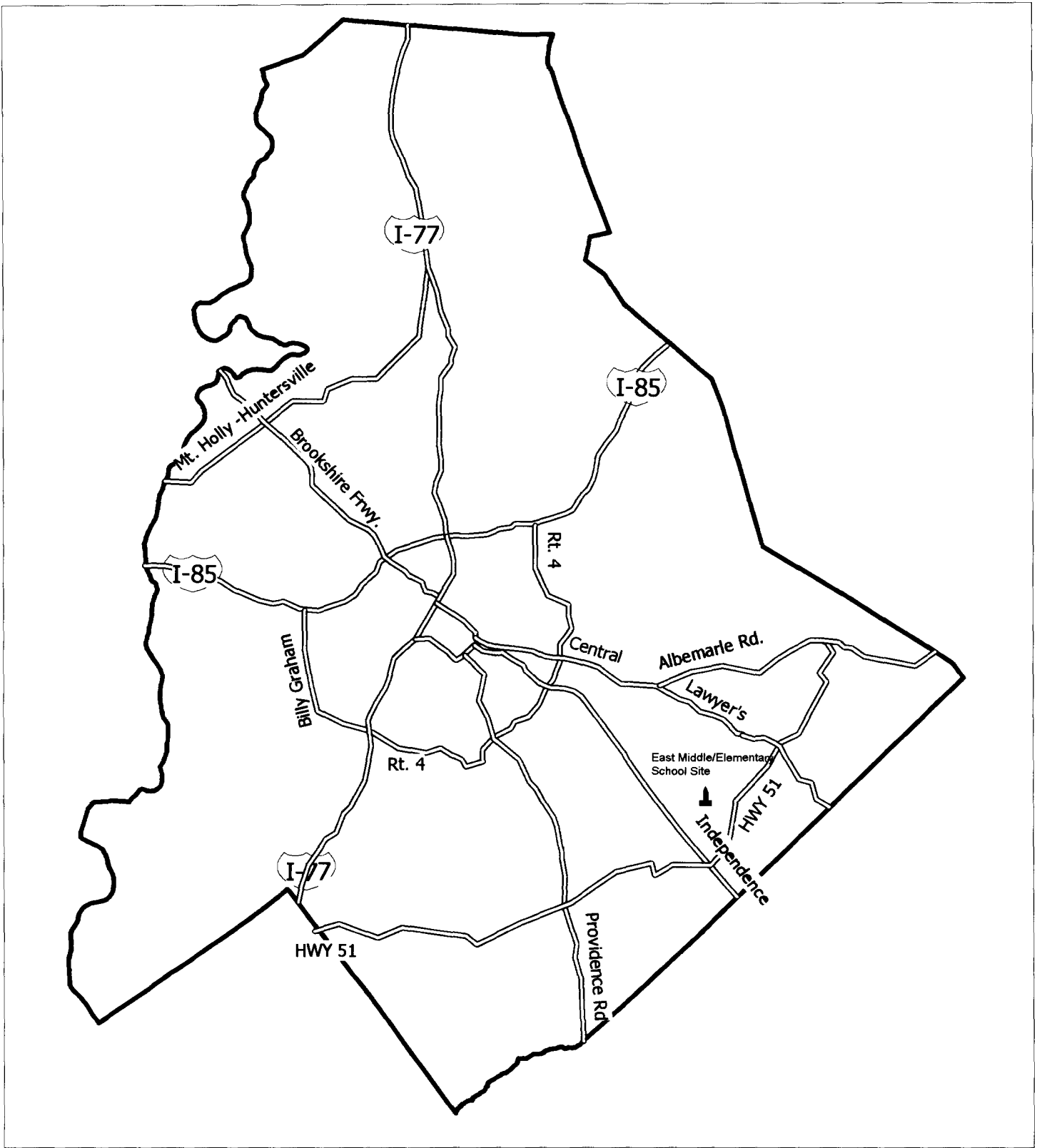
Staff recommends the land be purchased to build a new East Elementary School and Middle School.

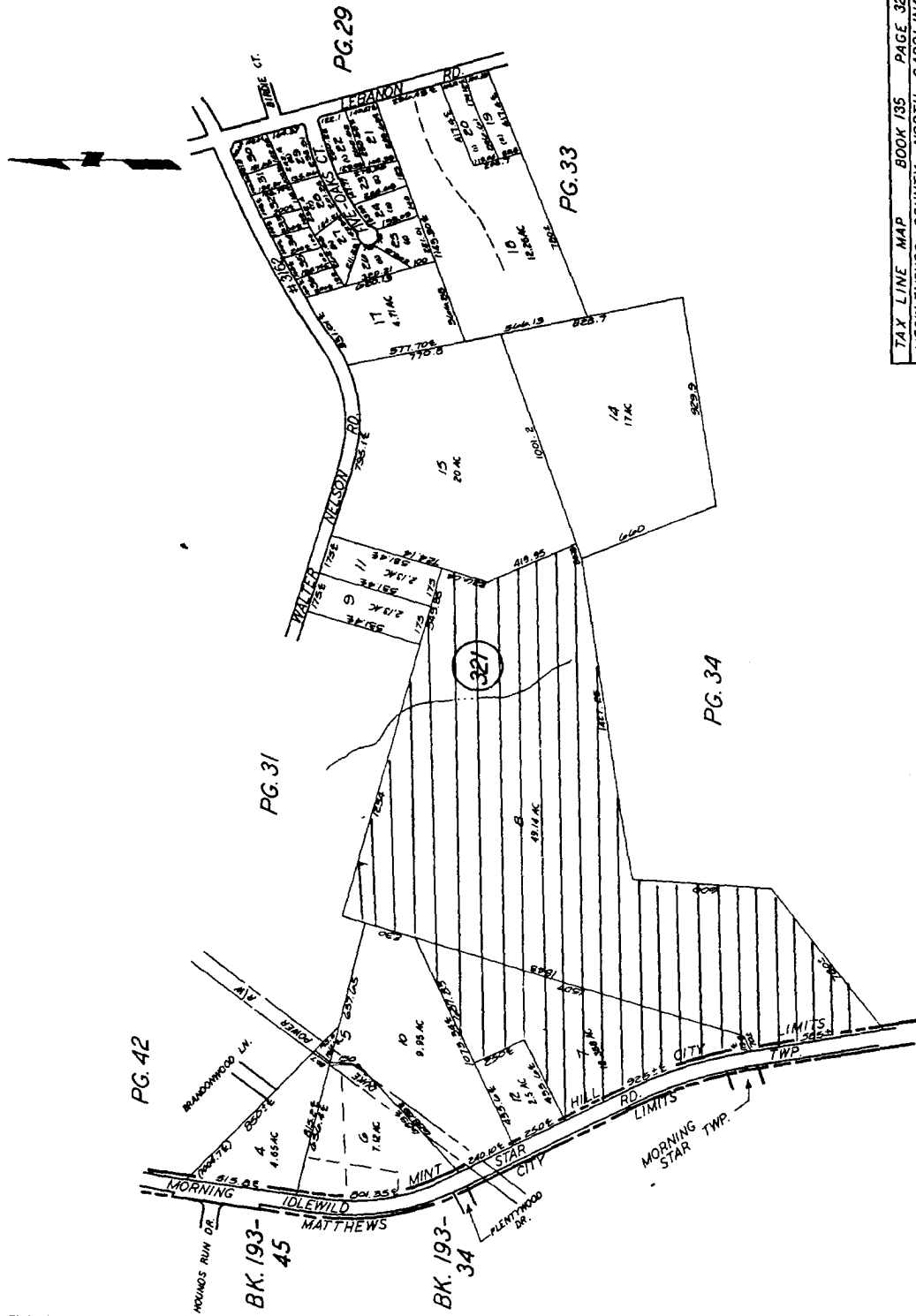
PLANNING COMMITTEE RECOMMENDATION

.On March 15, 1999, the Planning Committee unanimously approved the purchase of 62 acres of land by the Board Of Education for a new east elementary school and a new middle school on Idlewild Road.

. . .

Proposed East Middle/
Elementary School Site





CAPITAL PROJECT PROPOSAL FORM**Instructions:**

This form is provided to capital project initiating agencies 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 | <u>Charlotte-Mecklenburg Board of Education</u> | Date | <u>01/05/1999</u> |
| | <u>Planning Services</u> | Prepared | |
| | <u>And Building Services Departments</u> | | |
| | <u>3301 Stafford Drive</u> | | |
| | <u>Charlotte, NC 28208</u> | | |
| Submitted By | <u>Harold Jenkins (Building Services) 704-343-6050</u> | | |
| | <u>Jonathan Well (Planning Services) 704-379-7208</u> | | |

II. Project Name East Elementary/Middle School Site

Location and Description of Project

The site is approximately 62 acres in size and is located on the east side of Idlewild Road between Kale Lane and Rice Road. The site consists of two parcels: 135-321-07 and 135-321-08. The site's address is 11517 Idlewild Road. See attached location and site maps. The intent is to construct a 1,200-student middle school and an 800-student elementary school on this site.

III. Project Justification/Need (Provide information about why the project is being proposed at this location, i.e. response to growth, relieve overcrowding, correct racial imbalance, etc.)

The site is strategically located to address future enrollment growth in this region of the district for grades K through 5, (for the elementary school) and grades 6 through 8 (for the middle school), and to relieve present and/or anticipated crowding in nearby middle and elementary schools, most notably Crown Point, Lebanon Road, Bain, Piney Grove Elementary Schools and Northridge and Northeast Middle Schools.

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

The proposed project will serve to relieve crowding at the above-referenced schools and to allow for future enrollment growth in grades K-8 in this region of the school district.

V. Relationship to Charlotte-Mecklenburg Schools Future School Planning Task Force (Committee of 33) Guidelines.

The proposed location serves to balance the value of Stability Proximity Utilization and Diversity as described as critical factors by the Committee of 33. The site's strategic location within general proximity to attendance areas of crowded schools, to areas of high existing and anticipated growth, and to areas of concentrations of both black and non-black populations allows these factor to be balanced. A site further to the North might have provided greater opportunity to address diversity; however the site identification process revealed that no suitable sites were available further to the north.

CAPITAL PROJECT PROPOSAL FORM**VI. Project Status (Check those that apply)**

| | | | |
|------------------------------|-------|---------------------------|---------|
| Nothing done but this report | _____ | Land not yet acquired | _____ x |
| Preliminary plans completed | _____ | Land acquisition underway | _____ x |
| Detailed plans completed | _____ | Land acquired | _____ |
| No land acquisition involved | _____ | Project under contract | _____ |

(Please send site plans if available.)

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. None are known at this time.)

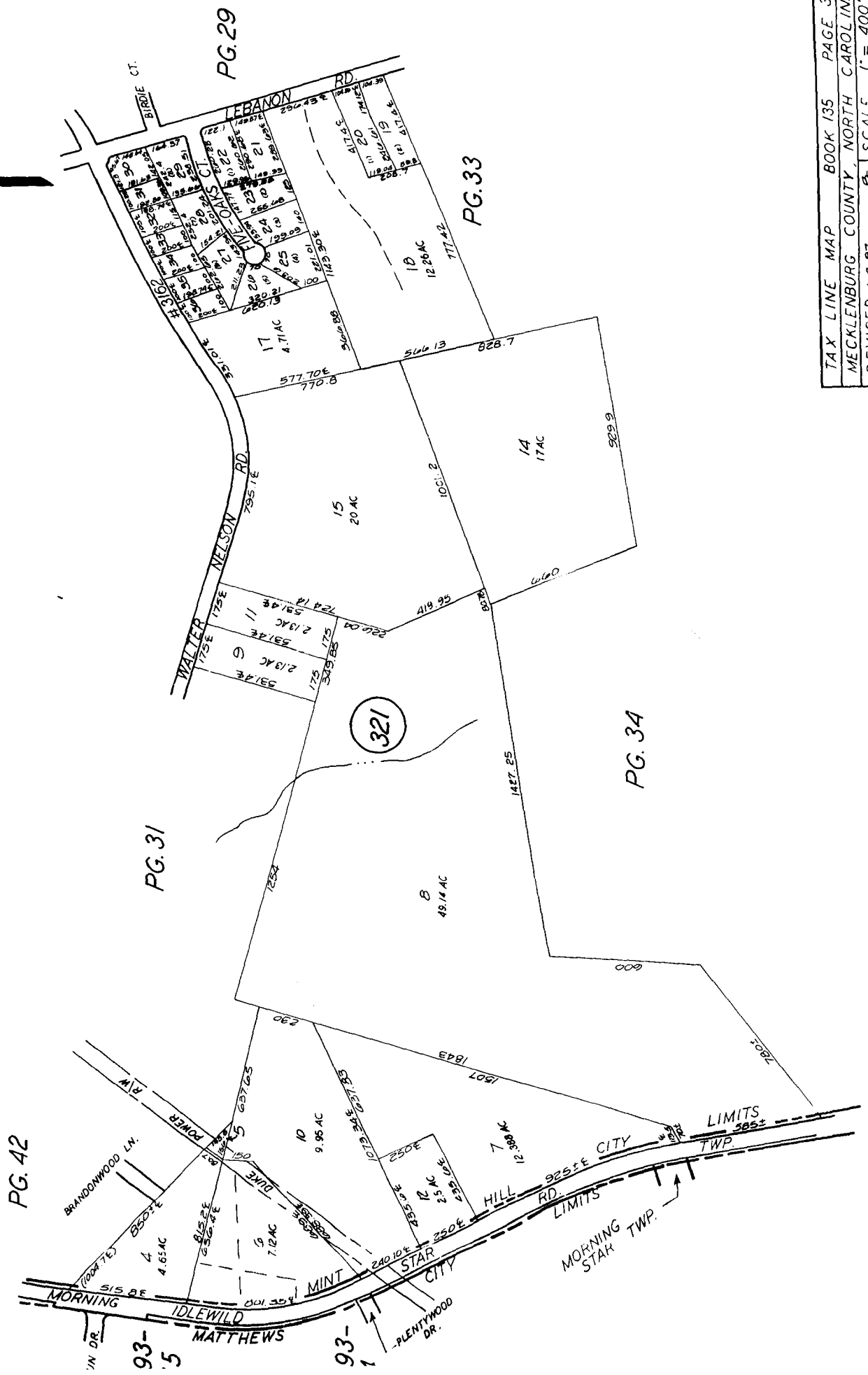
VIII. Relationship of this proposal to other public projects. (Is this project part of a series of interrelated capital projects? Is the project affected by or does it affect other public projects in the area?)

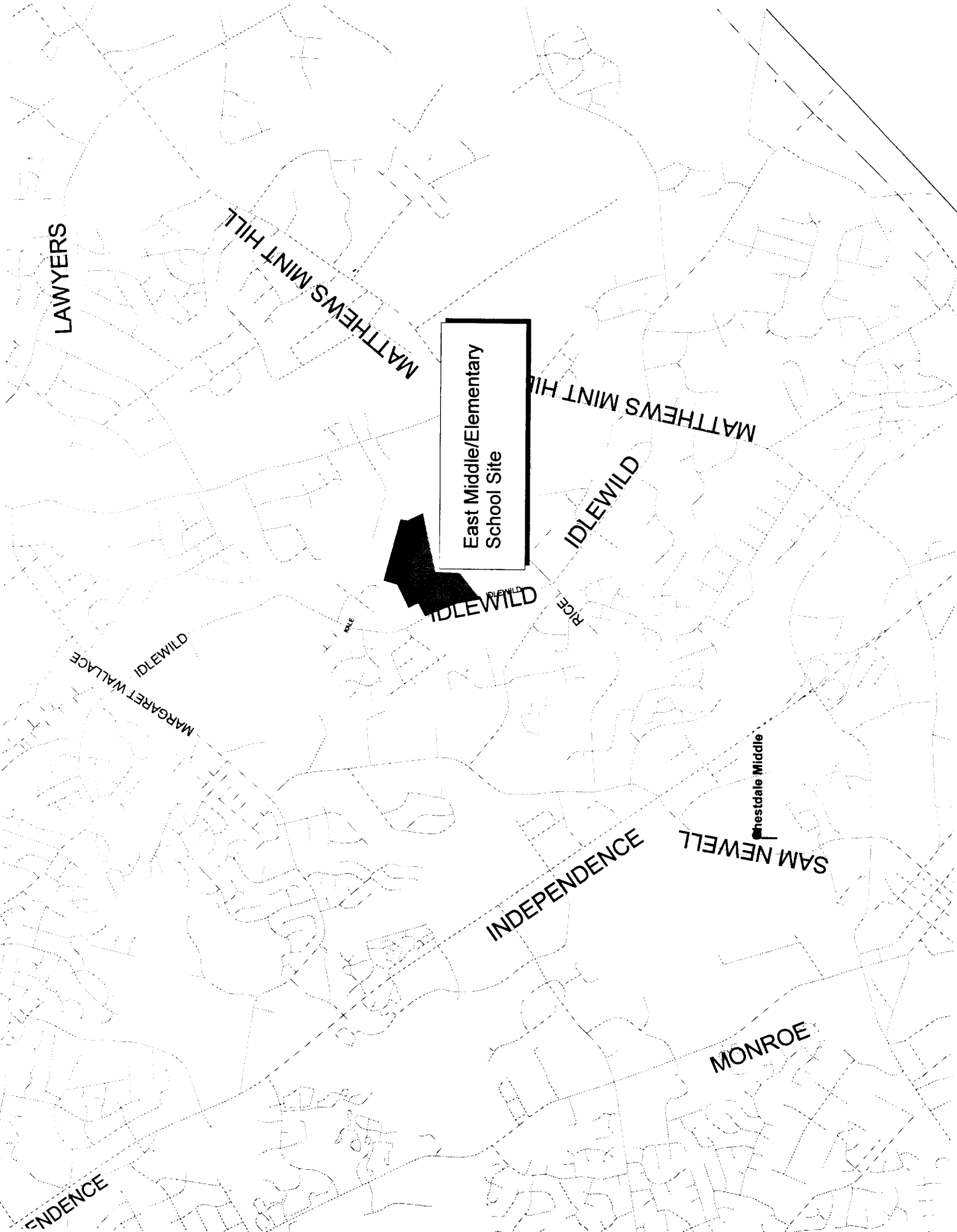
IX. Project Cost Estimate (Indicate the estimated total project cost and describe how this estimation has been made.)

Estimated cost, developed in conjunction with the CMS Capital Needs Assessment process is approximately \$37 million, including land purchase, construction, design, furnishings/equipment, and project management.

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.





LAWYERS

MATTHEWS MINT HILL

East Middle/Elementary
School Site

MATTHEWS MINT HILL

IDLEWILD

IDLEWILD

RICE

MARGARET WALLACE

IDLEWILD

WILE

INDEPENDENCE

SAM NEWELL

Chestdale Middle

MONROE

INDEPENDENCE