

MANDATORY REFERRAL REPORT NO. 99-04
CHARLOTTE MECKLENBURG PLANNING COMMISSION
PROPOSED NEW SCHOOL SITE
SOUTH ELEMENTARY SCHOOL - ENDAHVEN LANE

PROJECT LOCATION

The Charlotte-Mecklenburg Board of Education proposes to purchase 18.8 acres of land (Tax Parcel Numbers 223-222-97, 223-222-98, and 223-222-99 / See Attached Map) located at 6805 Endhaven Lane. The site fronts on Endhaven Lane north of I-485 near the future intersection of Community House Road North Extension and east of the Johnston Road Extension. The proposed school site is zoned R-3 (single-family). The site has access to both water and sewer services and road access is provide by 1050 feet of frontage along Endhaven Lane which is a collector street. The site configuration is very amenable to a school campus layout with no steep slopes, bodies of water, or floodplain.

PROJECT PROPOSAL

This proposed project calls for the purchase of 18.8 acres of land by the Board of Education to serve as a site for a new elementary school. The new school will house approximately 800 K-5 students living in the general vicinity of the school. The school is anticipated to be completed and opened for the 2003-2004 school year.

PROJECT JUSTIFICATION

The site is located to address future enrollment growth in this region of the district in grades K through 5 and to relieve present and/or anticipated crowding in nearby elementary schools. McKee Road and McAlpine represent the elementary schools in this region which are continuing to increase in enrollment within their attendance areas.

PROJECT IMPACT

A school at this location will provide relief from overcrowding at the above referenced schools and room for additional enrollment growth at these schools. The additional capacity can also allow for the restoration or preservation of specialized elementary programs (computer instruction, art, music, exceptional education) which are frequently reduced or eliminated during school crowding conditions.

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 north would enhance diversity opportunities. The site identification process revealed that no suitable sites were available further to the north. The Board of Education, in endorsing this site, has committed to working with the

city and county agencies to encourage development of a greater number of affordable housing units in the area.

A new school at this location would be in concert with the *South District Plan* and support of a residential future which is recommended for this area.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

Johnston Road Extension is scheduled to be completed in 2002/2003. There are negotiations between a developer and the owner of a large tract of land adjacent to this site. The developer is proposing office and retail on the site. The developer has also expressed interest in connecting Community House Road (which will connect with Johnston Road Extension) to Endhaven Lane.

The Metro Planning Organization (MPO) called for an inter-jurisdictional study of the 35 existing and/or planned I-485 interchanges. Planners will provide general recommendations regarding interchange design, mobility in and around the interchanges, and land use implications based on current and proposed land uses. This site is within the study area for the I-485/Johnston Road Interchange.

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 \$13.1 million including land, construction, furnishings and equipment, design, and project management.

STAFF RECOMMENDATION

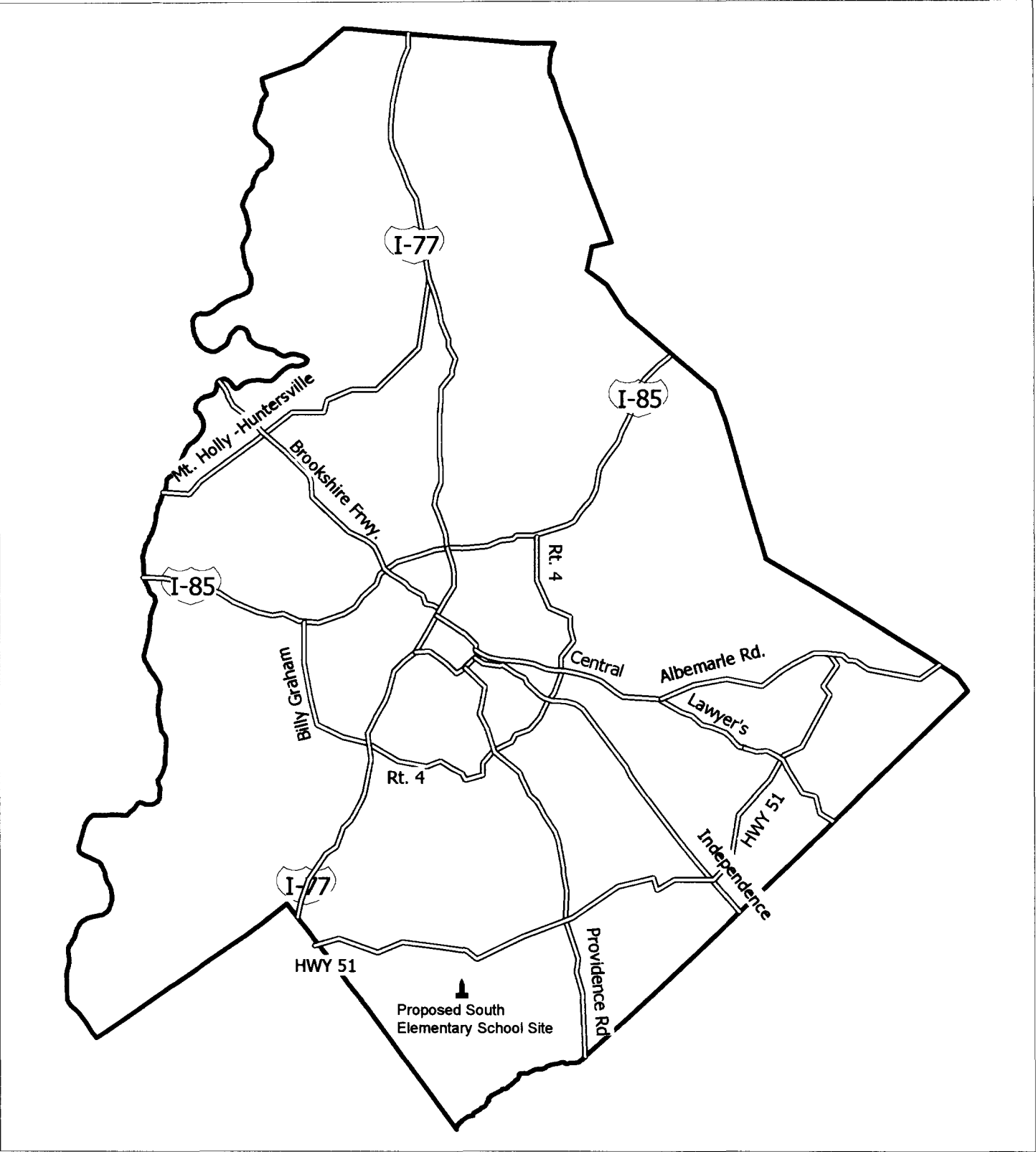
Staff recommends the land be purchased to build the new South Elementary School. Staff also recommends that CMS, working with adjacent property owners, acquire independent access to Community House Road North Extension to improve access to the site and reduce traffic demands on Endhaven Lane. Staff's major concern is access to the site.

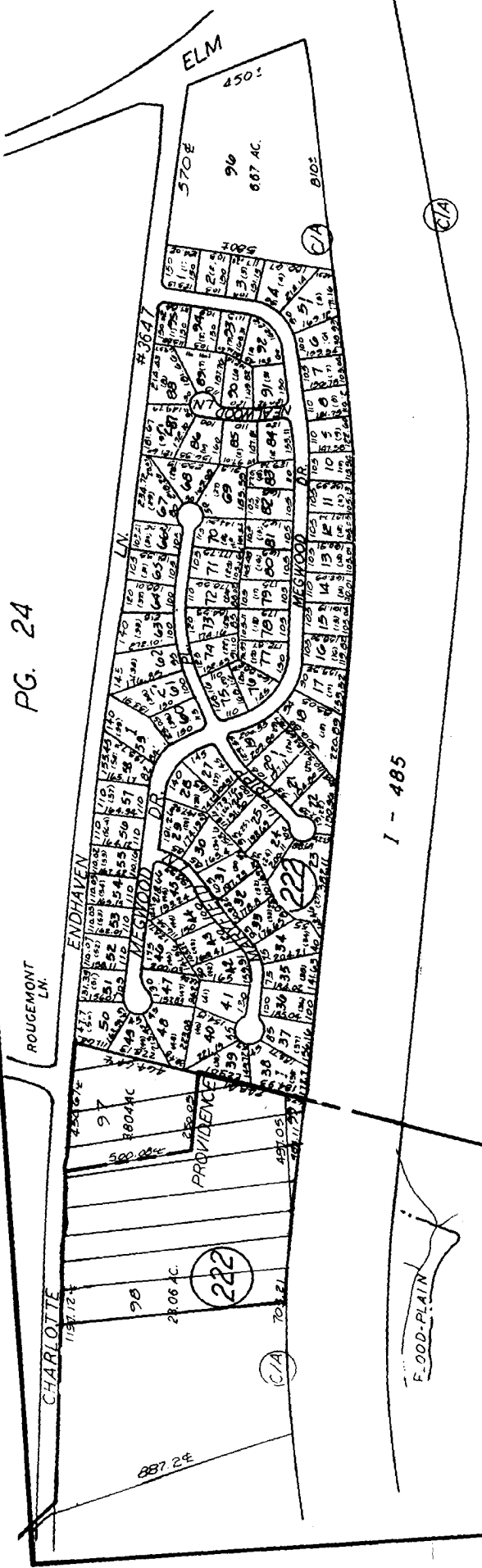
Endhaven Lane is a narrow collector street which dead-ends a short distance beyond the proposed school site. Presently, Endhaven Lane provides the only access to Elm Lane West for four (4) subdivisions and All Saints Catholic School. Therefore, the proposed school site needs access to the Community House Road North Extension via Endhaven Lane or by independent access from adjacent properties that are required to have subdivision approval to develop. The Endhaven connection would improve connectivity, but increase traffic demands on Endhaven. The independent access to Community House Road would reduce traffic on Endhaven Lane, but have a negative impact on connectivity.

PLANNING COMMITTEE RECOMMENDATION

On March 15, 1999, the Planning Committee, by a 4 to 2 vote, approved the purchase of 18.8 acres of land by the Board of Education for a new elementary school on Endhaven Land. The Planning Committee also recommended that the CMS acquire independent access to Community House Road North Extension from adjacent properties that are required to have subdivision/rezoning approval to develop.

Proposed South
Elementary School Site





PG. 24

PG. 50

PG. 44

PG. 43

I - 485

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 Charlotte-Mecklenburg Board of Education Date 01/05/1999
Planning Services Prepared
and Building Services Departments
3301 Stafford Drive
Charlotte, NC 28208
Submitted By Harold Jenkins (Building Services) 704-343-6050
Jonathan Wells 704-379-7208

II. Project Name South Elementary School

Location and Description of Project

The Project involves the acquisition of approximately 15-acres out of 26.86 total acres located at 6805
Endhaven Lane (parcel I.D# 223-222-97). The site fronts on Endhaven Lane north of I-485 at the future
intersection of Community House Road North Extension and is near Johnston Road Extension. The
project will serve as a site for a new 800-student elementary school intended to serve K-5 students.

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, and to relieve present and/or anticipated crowding in nearby elementary schools, most notably
McKee Road & McAlpine Elementary Schools. These schools represents the Elementary schools in the
south region which have continuing growth in enrollment within their attendance areas.

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-5 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, although a site
further north would enhance diversity opportunities. The Board of Education, in endorsing this site,
has committed to working closely with city and county agencies to encourage development of a greater
number of affordable housing units in the area. 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. There are negotiations between a developer and the owner of a large tract of land adjacent to this site. The developer is proposing office and retail on the site.

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?)

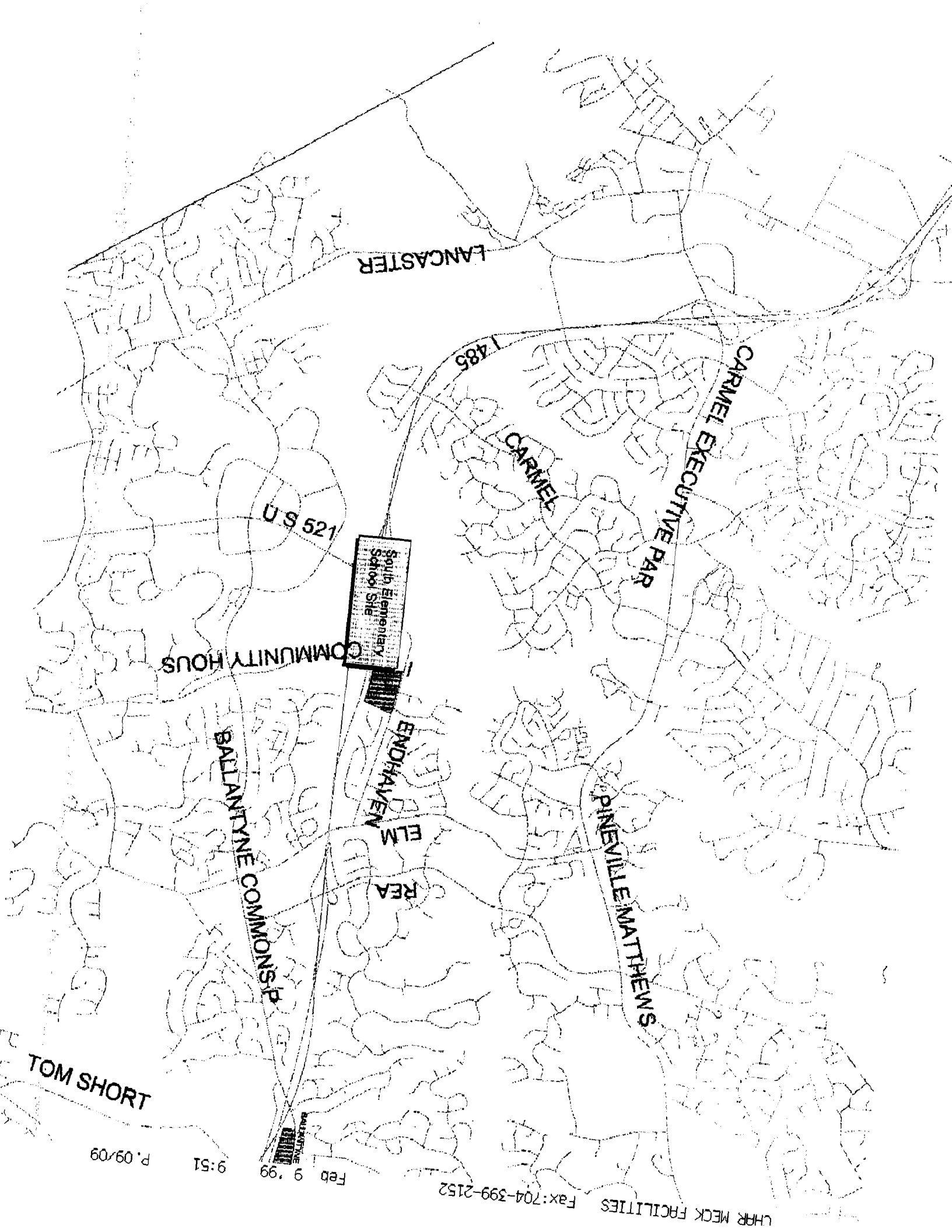
Johnston Road extension is to be completed in the year 2000. The developer has expressed interest in connecting Community House Road to Endhaven Lane if they can acquire the land adjacent to this site.

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 \$13.1 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.



LANCASTER

1485

CARMEL

CARMEL EXECUTIVE PARK

US 521

COMMUNITY HOUSE

South Elementary School Site

ENDHAVEN

ELM

REA

PINEVILLE MATTHEWS

BALLANTYNE COMMONS PKWY

TOM SHORT

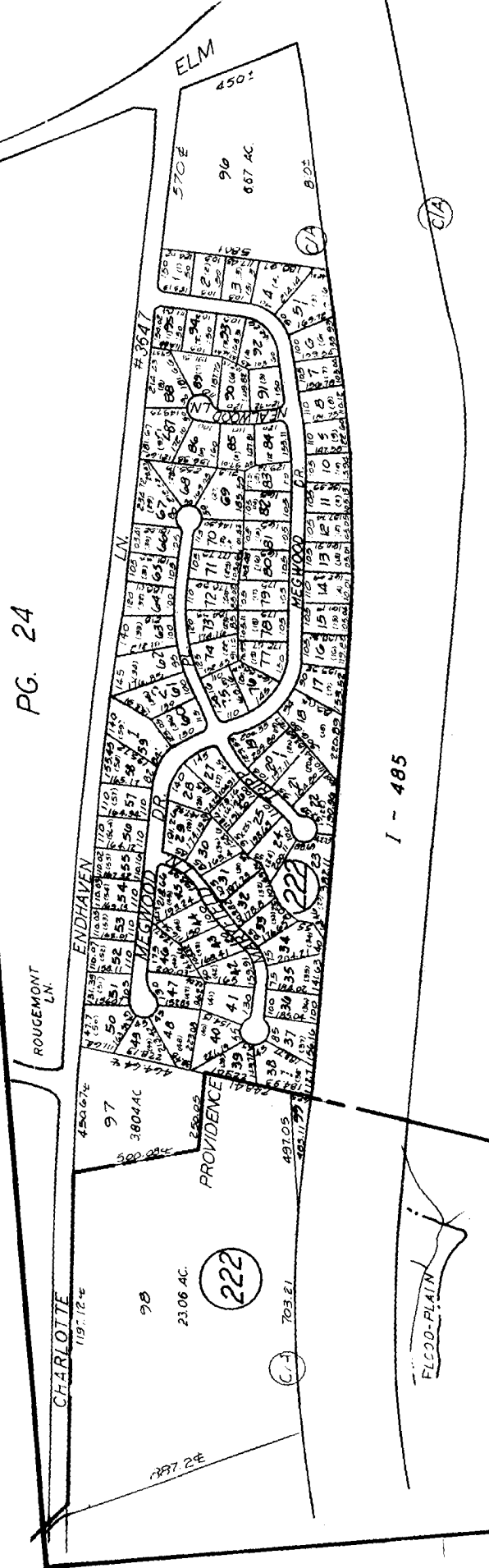
P. 09/09

9:51

Feb 9 '99

Fax: 704-399-2152

UHR MECK FACILITIES

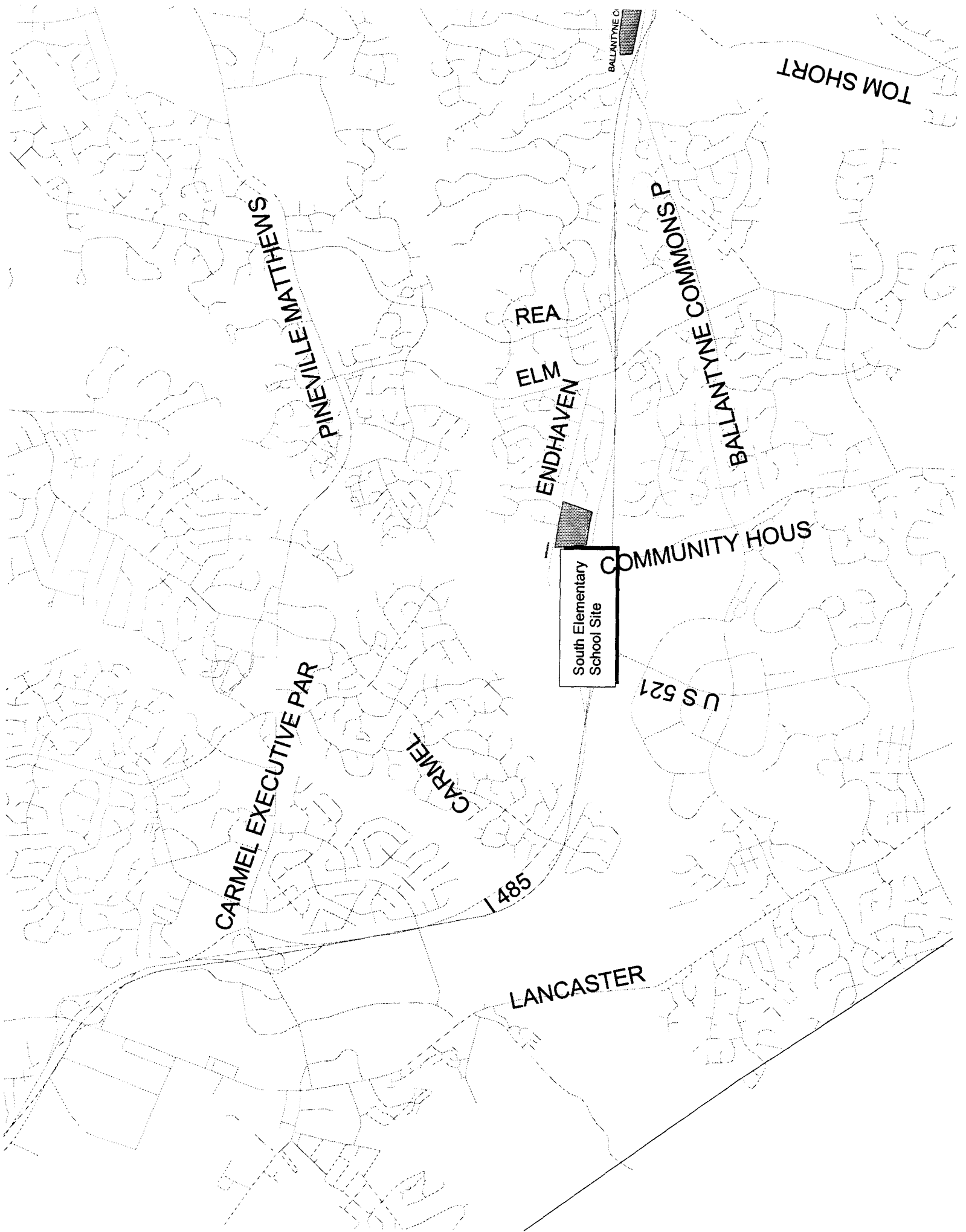


PG. 24

PG. 50

PG. 44

PG. 43



CARMEL EXECUTIVE PARK

PINEVILLE MATTHEWS

CARMEL

LANCASTER

I 485

REAR

ELM

ENDHAVEN

South Elementary
School Site

COMMUNITY HOUSE

U.S. 521

BALLANTYNE COMMONS PARKWAY

TOM SHORT