

**MANDATORY REFERRAL REPORT NO. 99-17**  
**CHARLOTTE MECKLENBURG PLANNING COMMISSION**  
**ADDITIONAL PROPERTY**  
**NORTHWEST SCHOOL OF THE ARTS**

**PROJECT LOCATION**

The Charlotte-Mecklenburg Board of Education proposes to purchase 1.322 acres of land ( See Attached Map) adjacent to the Northwest School of the Arts. The proposed site has 145 feet of frontage along Beatties Ford Road and is zoned R-5.

**PROJECT PROPOSAL**

This proposed project calls for the purchase of 1.322 acres of vacant land (Tax Parcel Number 069-096-01) by the Board of Education to address overcrowding by allowing mobile classrooms to be placed adjacent to the school.

**PROJECT JUSTIFICATION**

The property is contiguous to the Northwest School of the Arts. The existing school site contains only 9.639 acres which is exceedingly small school site. The additional land will address overcrowding by allowing mobile classrooms to be placed adjacent to the school.

**PROJECT IMPACT**

The project would address overcrowding by allowing mobile classrooms to be placed adjacent to the school and would provide additional land to an undersized, existing school site.

**PROJECT COST**

The total cost of this project is estimated to be \$4,750 which is the appraisal value of the property.

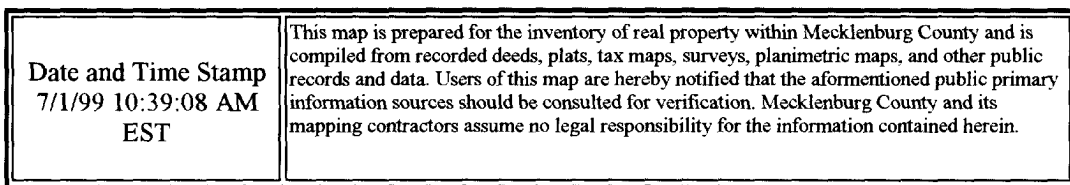
**STAFF RECOMMENDATION**

Staff recommends purchase of the land to provide a site for the mobile classrooms to relieve overcrowding and add property to the undersized, existing campus. Please refer to the Zoning Ordinance, Section 9.203 (7) for the prescribed conditions for permitting mobile classrooms in residential districts.

### **PLANNING COMMITTEE RECOMMENDATION**

At the July 20, 1999 meeting, Planning Committee unanimously approved the purchase of 1.322 acres of land adjacent to the Northwest School of the Arts for mobile classrooms. Planning Committee also stated that after one year all applicable Buffer and Screening requirements must be fully complied with in all areas occupied by mobile classroom.

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**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>6/8/99</u>
	<u>Building Services Department</u>		
	<u>3301 Stafford Drive</u>		
	<u>Charlotte, NC 28208</u>		
Submitted By	<u>Barbara J. Henrickson</u>	Prepared	<u>6/8/99</u>
	<u>Real Estate Coordinator</u>		
	<u>(704) 343-6050</u>		

II. Project Name Northwest School of the Arts

Location and Description of Project The property consists of 1.322 acres of vacant land adjacent to Northwest School of the Arts on Beatties Ford Road.

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 school is overcrowded and will need the land to site mobile classrooms. The property is currently used as parking for the school.

IV. Project Impact (Explain the impact of the proposed project on nearby schools, i.e. abandonment, closure, re-use, etc.) The purchase of this land will serve to address overcrowding by allowing mobile classrooms to be placed adjacent to the school.

V. Relationship to Charlotte-Mecklenburg 2002 School Facilities Master Plan Draft. (Explain how this proposed site relates to the School Facilities Plan Draft.) N/A

VI. Project Status (Check those that apply)

Nothing done but this report	<input type="checkbox"/>	Land not yet acquired	<input type="checkbox"/>
Preliminary plans completed	<input type="checkbox"/>	Land acquisition underway	<input checked="" type="checkbox"/>
Detailed plans completed	<input type="checkbox"/>	Land acquired	<input type="checkbox"/>
No land acquisition involved	<input type="checkbox"/>	Project under contract	<input type="checkbox"/>

(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. Will need to place mobile units on site this summer to address enrollment for the 1999/2000 school year.)

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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?)  
N/A

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IX. Project Cost Estimate (Indicate the estimated total project cost and describe how this estimation has been made.) \$4,750.00 estimated land cost based on tax value

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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

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