

MANDATORY REFERRAL REPORT NO. 99-18
CHARLOTTE MECKLENBURG PLANNING COMMISSION
PROPOSED NEW SCHOOL SITE
SOUTHWEST MIDDLE SCHOOL SITE - STEELE CREEK ROAD

PROJECT LOCATION

The Charlotte-Mecklenburg Board of Education proposes to purchase 42 acres of land on Steele Creek Road (just south of the intersection of York Road and Steele Creek Road) for a new southwest middle school. The site consists of four parcels: 219-182-01, 219-182-02, and 219-182-03 and 219-071-06. See attached location and site maps. The proposed school site is zoned R-3 (single-family). The site has access to both water and sewer services and road access is provided by frontage along Steele Creek Road (major thoroughfare) and Hamilton Road (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 42 acres of land by the Board of Education to serve as a site for a new middle school. The new middle school will house approximately 1000 (6-8 grades) students living in the general vicinity of the school. The school is anticipated to be completed and opened for the 2004-2005 school year.

PROJECT JUSTIFICATION

The site is located to address future enrollment growth in this region of the district in grades 6-8 and to relieve present and/or anticipated crowding in nearby middle schools. This region of the district is expected to have significant growth in student enrollment over the next five years.

PROJECT IMPACT

The proposed school at this location will provide relief from overcrowding at the nearby middle schools and will allow for future enrollment growth in grades 6-8 in this region of the school district, which is expected to increase in future school-age population.

The proposed location serves to balance the value of Proximity, Diversity, Utilization, and Stability as described as critical factors in the siting of future schools 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, to areas of concentrated black and non-black populations. Significant segments of this region also have areas of fairly integrated student populations.

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

PROJECT COST

Estimated cost, developed in conjunction with the CMS Capital Needs Assessment process, is approximately \$20 million including land, construction, furnishings and equipment, design, and project management.

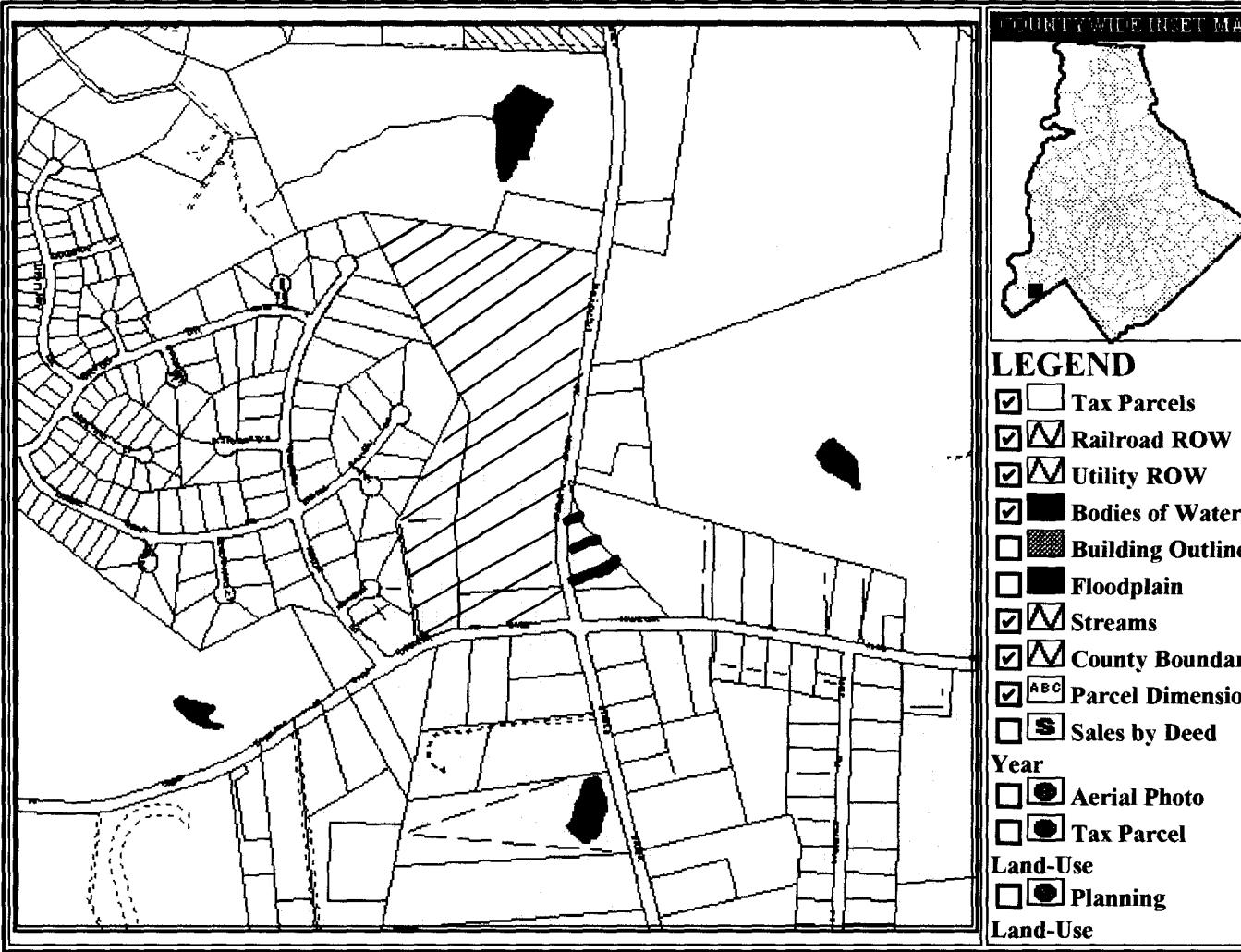
STAFF RECOMMENDATION

Staff recommends the land be purchased to build a new Southwest Middle School.

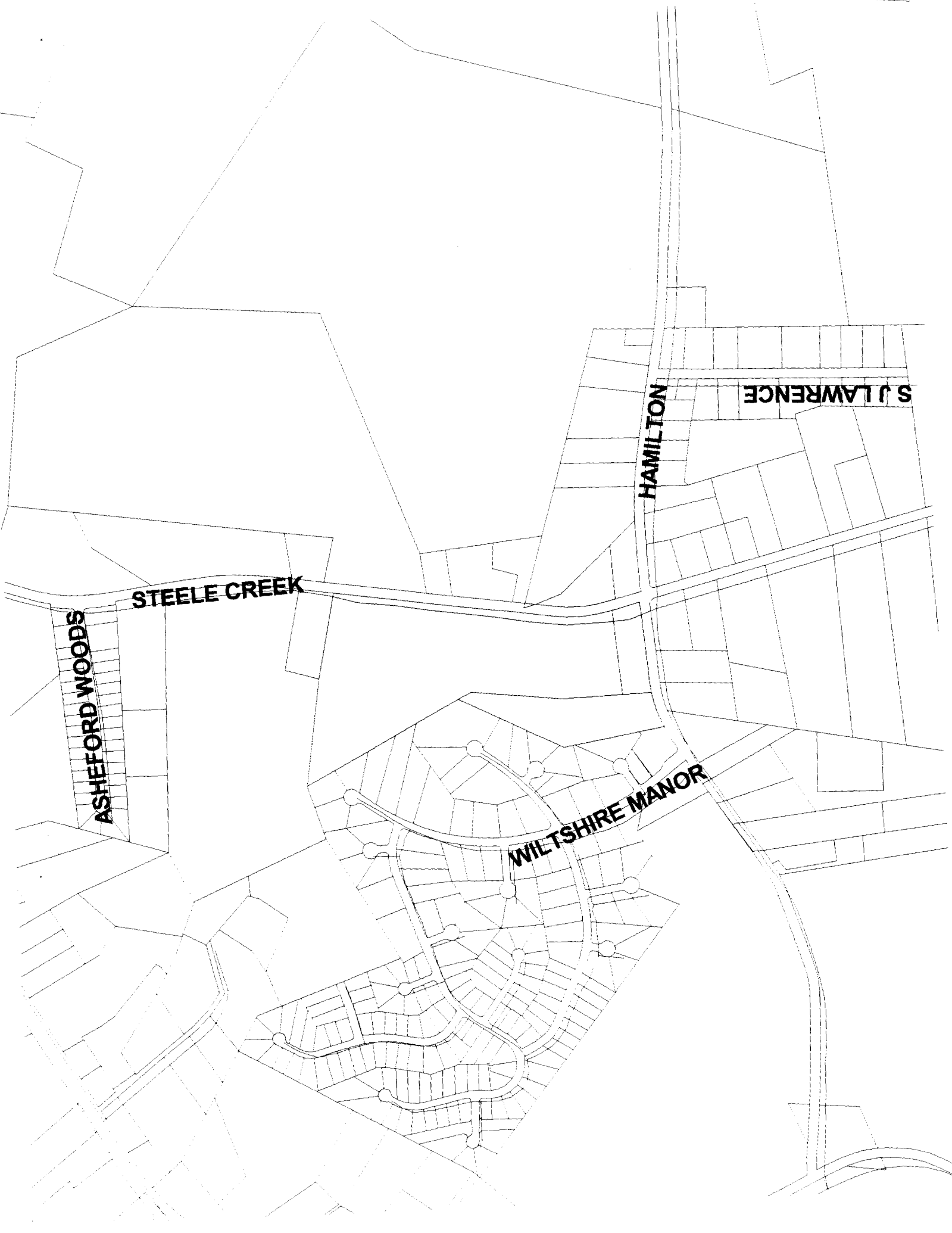
PLANNING COMMITTEE RECOMMENDATION

At the July 20, 1999 meeting, Planning Committee unanimously approved the purchase of 42 acres of land by the Board of Education for a new Southwest Middle School on the Steele Creek Road.

. . .



<p>Date and Time Stamp 7/1/99 10:43:10 AM EST</p>	<p>This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.</p>
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ASHEFORD WOODS

STEELE CREEK

HAMILTON

S J LAWRENCE

WILTSHIRE MANOR

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 6/14/99
Planning Services Prepared
And Building Services Departments
701 E. Second Street
Charlotte, NC 28202
Submitted By Jonathan Wells (Planning Services) 704-379-7208
Jeff Booker (Building Services) 704-343-6050

II. Project Name Southwest Elementary Middle

Location and Description of Project The site is approximately 40 acres in size and is located on Steele Creek Rd. (just south of the intersection of York Rd and Steele Creek Rd.). The site consist of four parcels 219-182-01-02,03. See attached location and site maps. The intent is to construct a 1000-student middle school.

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 in grades 6 thorough 8, and to relieve present and/or anticipated crowding in nearby middle schools.

IV. Project Impact (Explain the impact of the proposed project on nearby schools, i.e. abandonment, closure, re-use, etc.)
A school at this location will enable relief of crowding at above-referenced schools and will provide room for additional enrollment growth at these schools.

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

The requested location will balances the values of Stability Proximity Utilization and Diversity due to its strategic location in general proximity to crowded school attendance areas, to areas of anticipated growth, and to areas of concentrated black and non-black populations. Significant segments of this region of the district demonstrate areas of fairly integrated student populations.

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. The site is located in Lower Steele which is part of the Southwest District Plan, forecasts indicate a significant increase in jobs and households by 2005.

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?)
None are known at this time.

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 \$20 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



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