

MANDATORY REFERRAL REPORT NO. 99-31
CHARLOTTE MECKLENBURG PLANNING COMMISSION
PROPOSED NEW SCHOOL SITE
LAND BANKING SITE – PROVIDENCE ROAD ELEMENTARY SCHOOL

PROJECT LOCATION

The Charlotte-Mecklenburg Board of Education proposes to purchase 29 acres of land (Tax Parcel Number 231-021-25 and 231-021-28 / See Attached Map) located on the east side of Providence Road between Ashleytown Lane and Sarah Hall Lane. The proposed school site is zoned R-3. The site has access to both water and sewer services. The proposed school site will have 126 feet of frontage on what will be the “old” section of Providence Road, which is expected to be reclassified from a thoroughfare to a collector status following completion of the roadway improvement project. Providence Road is in the process of being widened to 4 lanes between NC 51 and McKee Road / Ballantyne Commons Parkway. Providence Road is also being realigned between Ashleytown Lane and Alexander Valley (See Attached Map).

PROJECT PROPOSAL

This proposed project calls for the purchase of 29 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 site would be purchased from Land Banking funds. The Land Banking project (\$220 million) is part of the November 1999 bond referendum.

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 growth in nearby elementary schools, most notably McKee Road, McAlpine and Elizabeth Lane Elementary Schools. The Long-Range School Facilities Master Plan 1999-2009 recommended a future elementary school site in this general, geographic region of the school district.

PROJECT IMPACT

A school at this location will provide relief from overcrowding at the above-referenced elementary schools and allow for future enrollment growth in grades K through 5 in this region of the school district. The additional capacity can also allow for the restoration or preservation of specialized elementary programs (computer instruction, art, music, exceptional) which are frequently reduced or eliminated during school overcrowding conditions.

A new school at this location would be consistent with the South District Plan and supportive of the Providence Road/I-485 Area Plan Update. Both Plans recommend single family residential development on this site.

PROJECT COST

Estimated cost, developed in conjunction with the CMS Capital Needs Assessment process, is approximately \$12 million including land, construction, furnishings and equipment, design, and project management.

STAFF RECOMMENDATION

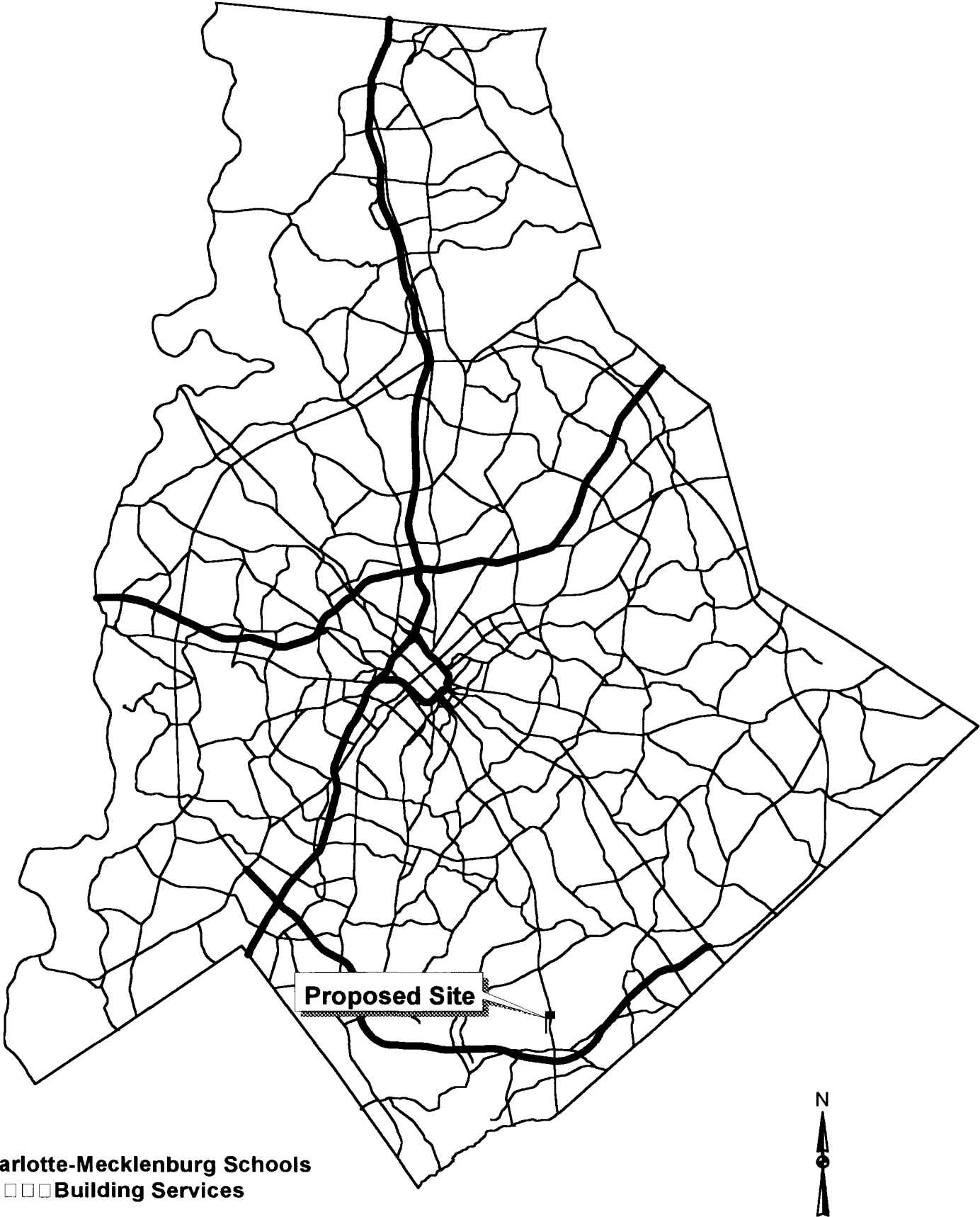
Staff recommends the site be land banked to build a new elementary school. Staff also recommends that CMS investigate joint use possibilities (Park and Rec) and involve the surrounding neighborhoods in identifying appropriate edge conditions and connectivity points.

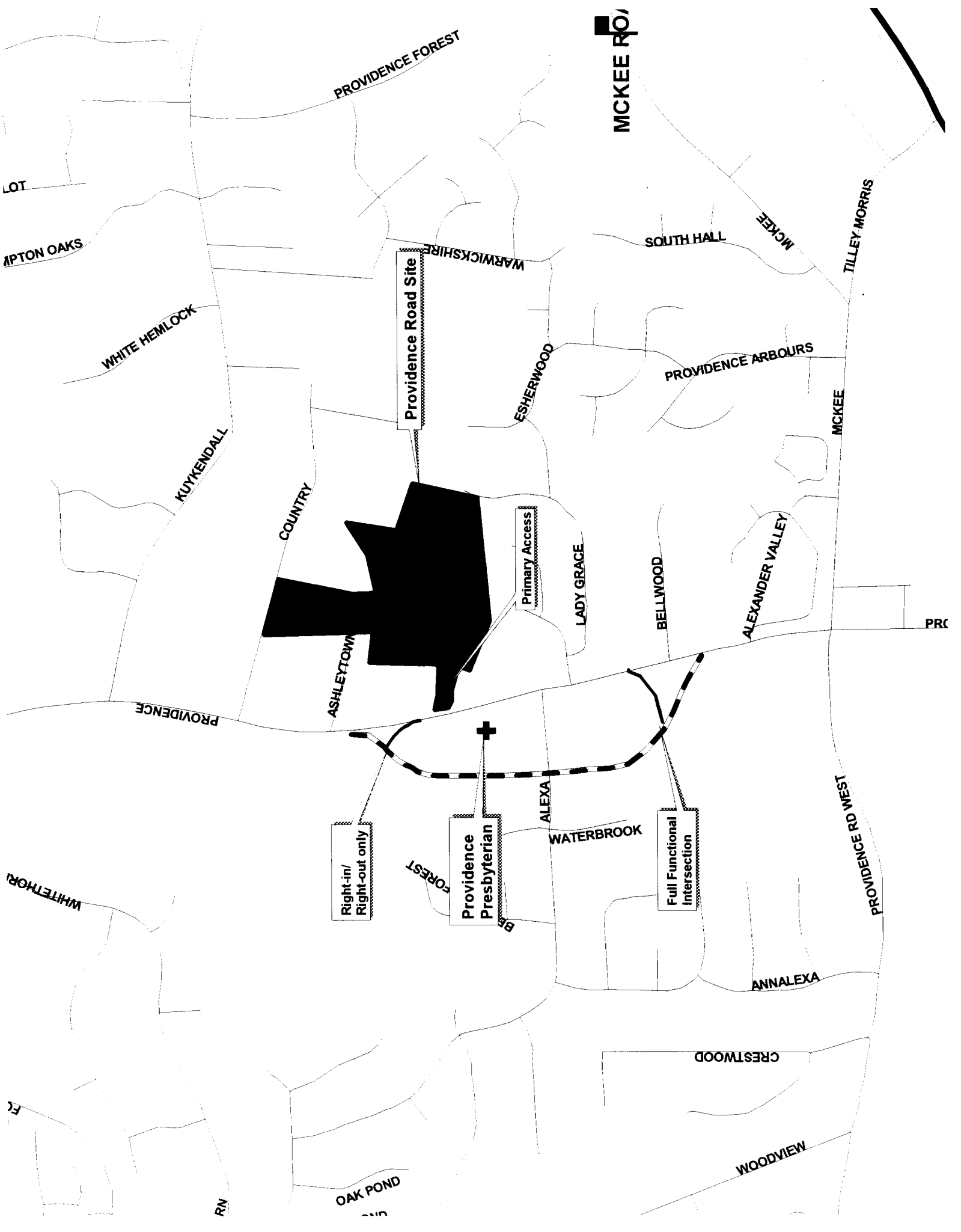
Charlotte DOT recommends that CMS perform a traffic analysis to determine the effect of potential school traffic on the roadway system that would serve the site. The NCDOT prefers that such analysis be performed soon, so that changes can be considered as part of the current roadway-widening project.

PLANNING COMMITTEE RECOMMENDATION

At their October 19, 1999 meeting, Planning Committee unanimously approved the purchase of 29 acres of land by the Board of Education for a new south elementary on Providence Road.

Proposed Elementary Site





MCKEE RD

PROVIDENCE FOREST

LOT
APTON OAKS

WHITE HEMLOCK

KUYKENDALL

COUNTRY

Providence Road Site

WARWICKSHIRE

ESHERWOOD

SOUTH HALL

MCKEE

TILLEY MORRIS

PROVIDENCE ARBOURS

MCKEE

LADY GRACE

BELLWOOD

ALEXANDER VALLEY

PRO

PROVIDENCE

ASHLEYTOWN

Right-in/
Right-out only

Providence
Presbyterian

PROVIDENCE FOREST

ALEXA

WATERBROOK

Full Functional
Intersection

PROVIDENCE RD WEST

ANNALEXA

CRESTWOOD

WOODVIEW

OAK POND

RN

FL

WHITTHORN

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 10/19/99
Planning Services Prepared _____
And Building Services Departments
701 E. Second Street
Charlotte, NC 28202
Submitted By Harold Jenkins (Building Services) 704-343-6050
Eric Becoats (Planning Services) 704-343-6246

II. Project Name Land Banking Site (Elementary)

Location and Description of
Project

The site is 29 acres in size and is located on the east side of Providence Rd. between Ashleytown Ln. & Sarah Hall Lane. The site consists of two parcels: 231-021-28 and 231-021-25. (see attached location and site maps). The intent is to construct 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 in grades K through 5, and to relieve present and/or anticipated crowding in nearby elementary schools, most notably McKee Road, McAlpine & Elizabeth Lane Elementary Schools.

IV. Project Impact (Explain the impact of the proposed project on nearby schools, i.e. abandonment, 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 project is part of a long range planning process of site selection and facility management.

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. This site is located in one of the fastest growing areas in Mecklenburg County. There are a number of major retail, office, commercial & multi-family projects proposed for this area. This information can be found in the "Summary Report for Providence Road / I-485 Area Plan Update" prepared by the Charlotte-Mecklenburg Planning Commission.

VIII. Relationship of this proposal to other public projects. (Is this project part of a series of interrelated capital projects?)

Providence Rd. is in the process of being widened to 4 lanes between Hwy. 51 and McKee Rd/Ballantyne Commons Pkwy. It is also being realigned between Ashleytown and Alexander Valley. This is where the site is located. In accordance with the revised recommendation of NC-DOT and C-DOT primary access will be from " Old" Providence Rd where old and new meet on the southernmost portion of the new alignment. (see attached map) C-DOT had preliminarily suggested access the site from Country LN.

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 \$12 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.

PROGRAM OF SPACES

Classrooms:

- Kindergarten/First Grade Classrooms: 12 at 1000 sq. ft. ea. with built-in cabinets and markerboards
- Grades 2-5 Classrooms: 20 at 850 sq. ft. ea. with built-in cabinets and markerboards
- Exceptional Children Classrooms: 2 at 425 sq. ft. ea. with built-in cabinets and markerboards
- Art Room: 1 at 1000 sq. ft. with built-in cabinets and markerboards
- Music Room: 1 at 1000 sq. ft.
- Computer Lab with 28 stations; 1 at 1000 sq. ft.

Media Center:

- Media Center with built-in cabinets: Main Room (4000 sq. ft.), Workroom, Office, A/V Production Room, Server/Wiring Room, Conference, and A/V Storage

Multi-Purpose:

- Multi-Purpose Room at 4000 sq. ft.
- Storage

Administration:

- 9 offices/spaces

Student Services:

- 3 Counselor Offices
- 1 Conference Room

Cafeteria/Kitchen:

- Cafeteria (4000 sq. ft.) with two serving lines
- Kitchen renovations

Resource Rooms:

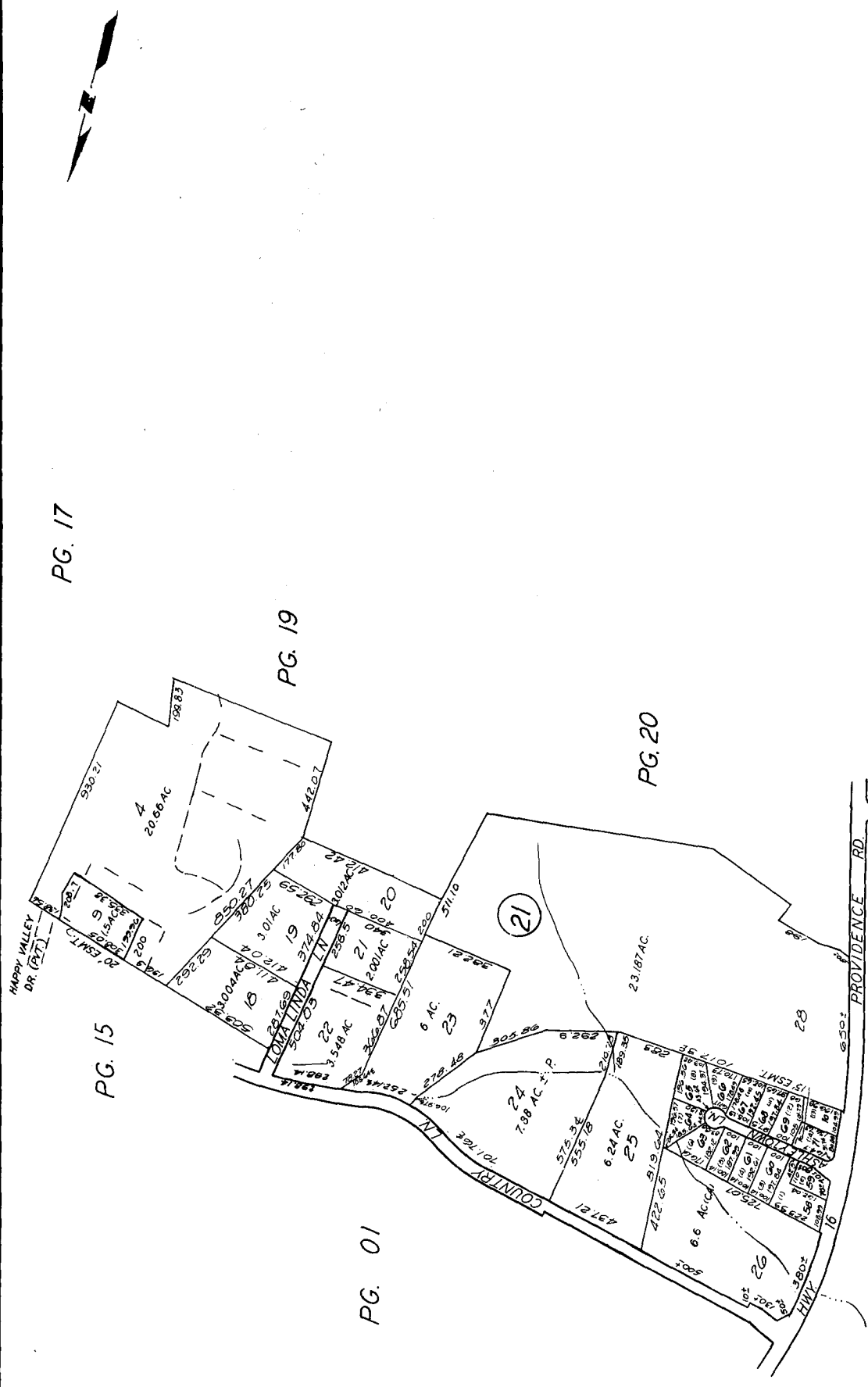
- 2 at 450 sq. ft. ea.

Staff Support:

- 24 rooms. (workroom, lounge, flex-rooms, tutor rooms, etc.)

Time Out Room:

- 1 at 49 sq. ft.



PG. 17

PG. 19

PG. 20

BK. 225-38



Mr. Harold Jenkins
Building Services
Charlotte Mecklenburg Schools
3301 Stafford Drive
Charlotte, NC 28208

Subject: Proposed Elementary School Site on Providence Road

Dear Harold:

In summary of our September 30, 1999, meeting with the NCDOT Division 10 Office in Albemarle, I provide the following:

- We reviewed the roadway improvement plans for Providence Road, NC 16, currently under construction.
- We discussed possible access to the proposed elementary school site that would be available via the planned Providence Road widening project and via residential streets either abutting the property or providing a connection through the neighborhood between Providence Road and McKee Road.
- We considered the effect of not using Country Lane for any access.
- We considered the possibility of a more direct connection between the planned, new alignment of Providence Road and frontage along what will be the "old" roadway upon completion of the construction project.

The conclusions of the meeting were:

- The proposed school site will have 126 feet of frontage on what will be the "old" section of Providence Road, which is expected to be reclassified from a thoroughfare to a collector street status following completion of the roadway improvement project.
- CMS indicated that it would not use Country Lane for access to the proposed school and would use the "old" section of Providence Road as the primary access to the school site.

Our review of site access is summarized below:

- Primary access to the school will rely on the full access median opening to be located 1,500 feet north of Ballentyne Commons Parkway and the additional access connection to be located 1,000 feet south of Country Lane. Residential streets south of the proposed school site and connecting between McKee Road and the "old" section of Providence Road can provide additional access from the neighborhood area. The site abuts right-of-way on Lady Grace Lane. Limited vehicular access to the site via frontage on Lady Grace Lane would be an option and should definitely be available for pedestrian and bicycle use.

- The "old" and new sections of roadway will be connected at two locations, one being a full access median opening on Providence Road located approximately 1,500 feet north of Ballentyne Commons Parkway/McKee Road. This connection will not be signalized initially as part of the Providence Road widening project. The other linkage will be at a right-turn in only/right-turn out only connection located approximately 1000 feet south of Country Lane. Alexa Road, which will be signalized as part of the Providence Road widening project, is situated between the two connections. The NCDOT is evaluating a request from Providence Presbyterian Church to reopen the Alexa Road connection to the new section of Providence Road. If Alexa Road is reopened, an additional access point which will be signalized will be provided
- Traffic analysis has not been performed to determine the effect of potential school traffic on the roadway system that would serve the site. We recommend that CMS perform such analysis as soon as it is known that the site will be purchased. The NCDOT prefers that such analysis be performed soon, so that if there should be a need to add to or modify the current roadway-widening project, changes can be considered as part of the current construction. The NCDOT may be able to assist in this effort. An example would be to look at the feasibility of more direct access to the proposed school site from Providence Road or improving the roadway connecting the "old" and new sections to provide smooth flow of school traffic off Providence Road. CDOT can assist with review of improvements associated with any future driveway connection along the 126 feet of frontage that will serve all primary access needs, including school bus traffic.

If you have questions, please advise.

Sincerely,



R. Douglas Gillis
Assistant Director
Engineering & Public Service

- c. Jim Humphrey
Bill Finger
Scott Putnam
Dick Black ✓
Linda Beverly
Kevin Bringewatt
Benton Payne