



Planning Services

4421 Stuart Andrew Blvd.
 Charlotte, NC 28217
 Phone: 980-343-6246
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Petition No: 2019-088 REV

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 29.75 acres zoned R-3 would allow approximately 89.25 dwelling units.

The subject property is developed with a single family detached dwelling and accessory structures.

Number of students potentially generated under current zoning: 54 student(s) (24 elementary, 13 middle, 17 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conventional R-6 district request seeks to allow all uses permitted in district. The conventional R-6 zoning allows all uses permitted in the district, which include single family detached, attached (duplex, triplex, quadraplex). The approximately 29.75 acres zoned R-6 would allow approximately 178.5 dwelling units.

CMS Planning Group: East

Average Student Yield per Unit: 0.6073 (***Worst Case Scenario***)

This development may add 108 student(s) to the schools in this area.

The following data is as of 20th Day of the 2018-19 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day Enrollment</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
REEDY CREEK ELEMENTARY	43	40	787	727	108%	49	114%
NORTHRIDGE MIDDLE	50	40	894	715	125%	25	128%
ROCKY RIVER HIGH	85.5	100	1478	1729	86%	33	87%

The total estimated capital cost of providing the additional school capacity for this new development is \$2,591,000; calculated as follows:

Elementary School: **49**x \$34,000 = \$1,666,000

Middle School: **25**x \$37,000 = \$925,000



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RECOMMENDATION

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about a rezoning case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school(s) listed above.

Applicants are encouraged to contact us in advance of their project submittals to inform CMS of their prospective impacts and discuss mitigation alternatives.

In this Planning area, the projected increase in students from approved rezoning's from October 2016 to present is 1,059 students.

Table of Student yields:

Petition	Projected Students	Petitioner	Approved
2017-007	33	NRP Properties, LLC	2017-02-20
2017-008	44	NRP Properties, LLC	2017-02-20
2017-024	1	Jimmy Royster - Mosaic Development Group	2017-03-20
2017-153	43	JDSI, LLC by Judson Stringfellow	2018-03-19
2017-157	57	Essex Homes Southeast, Inc.	2018-01-26
2017-180	166	JS Helms Family Properties, LLC	2018-06-18
2017-190	66	C4 Investments, LLC	2018-03-19
2017-193	14	Mazen Chakra	2018-04-16
2017-201	105	K Sade Ventures	2018-04-16
2018-005	213	Meritage Homes of the Carolinas, Inc.	2018-06-18
2018-084	102	Amicus Partners, PLLC	2018-11-19
2018-107	30	JDSI, LLC	2018-12-17
2018-141	43	Broadstreet Homes - Michael Iagnemma	2019-03-18
2018-143	71	LIV Development	2019-04-15
2018-154	13	Charlotte-Mecklenburg Housing Partnership, Inc.	2019-04-15
2019-062	34	Suncrest Real Estate & Land	2019-10-21
2019-074	24	Josh Jolley	2019-10-21
Total	1059		