



Planning Services

4421 Stuart Andrew Blvd.
 Charlotte, NC 28217
 Phone: 980-343-6246
 Email: planning@cms.k12.nc.us

Petition No: 2019-089

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 16.7 acres zoned R-17MF would allow approximately 283.9 dwelling units.

The subject property is undeveloped/vacant.

Number of students potentially generated under current zoning: 161 student(s) (86 elementary, 32 middle, 43 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional B-2(CD) zoning seeks to allow all uses permitted in the B-2 district. Residential uses permitted include detached duplex, triplex, quadraplex and multi-family residential dwellings at a maximum density of 22 units per acre. The approximately 16.7 acres zoned B-2 would allow approximately 367.4 dwelling units.

CMS Planning Group: West

Average Student Yield per Unit: 0.5686 (**Worst Case Scenario**)

This development may add 209 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>
TUCKASEEGEE ELEMENTARY	40	35	673	589	114%	111	130%
WHITEWATER MIDDLE	46	56	743	905	82%	41	86%
WEST MECKLENBURG HIGH	84.5	102	1305	1575	83%	56	86%

The total estimated capital cost of providing the additional school capacity for this new development is \$3,774,000; calculated as follows:

Elementary School: **111** x \$34,000 = \$3,774,000



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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 September 2016 to present is 4,167 students.

Table of Student yields:

Petition	Projected Students	Petitioner	Approved
2016-056	2938	Crescent Communities, LLC; Lincoln Harris	2016-03-28T00:00:00.000Z
2016-120	110	Charter Properties, Inc.	2017-12-18T00:00:00.000Z
2017-023	152	Madison Capital Group, LLC	2018-11-19T10:45:45.000Z
2017-112	85	Sweetgrass Residential Partners, LLC	2018-09-24T00:00:00.000Z
2017-142	42	Judson Stringfellow	2018-02-19T00:00:00.000Z
2017-187	282	MAGA Development LLC	2018-03-19T00:00:00.000Z
2017-197	52	The Woda Group, Inc.	2018-04-16T00:00:00.000Z
2017-205	38	Pope & Land Enterprises, Inc.	2018-10-15T00:00:00.000Z
2018-028	116	Pollack Shores	2018-06-18T00:00:00.000Z
2018-037	7	Adam Florenza	2018-07-16T00:00:00.000Z
2018-054	9	Blue Heel Development	2018-11-19T11:00:37.000Z
2018-077	3	R2 Development	2018-11-19T11:02:19.000Z
2018-110	23	Mattamy Homes	2019-07-15T00:00:00.000Z
2018-146	31	NorthState Development, LLC	2019-05-20T14:20:18.000Z
2019-004	82	C4 Investments, LLC	2019-05-20T14:35:31.000Z
2019-011	63	Milestone Investments, LLC	2019-05-20T14:37:58.000Z
2019-016	20	Lennar Carolinas, LLC	2019-05-20T14:39:29.000Z
2019-043	100	Diamondback Acquisitions Company, LLC	2019-07-15T00:00:00.000Z
2019-045	14	Moore's Chapel Holdings, LLC	2019-07-15T00:00:00.000Z
Total	4167		