



Planning Services

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

Petition No: 2019-092

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The conventional **I-1** district allows all uses permitted in the I-1 district. Residential dwellings are not allowed in industrial district.

The subject property is developed with warehouse uses.

Number of students potentially generated under current zoning: 0 student(s)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conventional **UMUD-O** district request seeks to allow 320 multi-family residential dwelling units (condos or apartments) and up to 5,000 square feet of commercial use.

CMS Planning Group: Central

Average Student Yield per Unit: 0.1184 (**Worst Case Scenario**)

This development may add 38 student(s) to the schools in this area.

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

Schools Affected	Total Classroom Teachers	Building Classrooms/ Teacher Stations	20 th Day Enrollment	Building Classroom/ Adjusted Capacity (Without Mobiles)	20 th Day, Building Utilization (Without Mobiles)	Additional Students As a result of this development	Utilization As of result of this development (Without Mobiles)
FIRST WARD ELEMENTARY	40.05	38	650	617	105%	18	108%
SEDFIELD MIDDLE	39	45	518	598	87%	10	89%
MYERS PARK HIGH ¹	166.5	140	3385	2846	119%	10	119%

1. Construction of a new 125-classroom high school is slated to begin in April 2020 (tentative date).

The total estimated capital cost of providing the additional school capacity for this new development is \$1,052,000; calculated as follows:

Elementary School: **18**x \$34,000 = \$612,000
 High School: **10**x \$44,000 = \$440,000



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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 840 students.

Table of Student yields:

Petition	Projected Students	Petitioner	Approved
2015-093	25	1351 Woodlawn (Melrose), LLC	2017-10-16T00:00:00.000Z
2016-076	1	The Drakeford Company	2017-04-17T00:00:00.000Z
2017-012	4	The Drakeford Company	2017-05-22T00:00:00.000Z
2017-017	4	NODA Terrace, LLC	2017-04-17T00:00:00.000Z
2017-032	158	Alliance Residential Company	2017-04-17T00:00:00.000Z
2017-034	1	Saussy Burbank, LLC	2017-07-17T00:00:00.000Z
2017-041	307	Charlotte Tryon Hills Partners, LLC	2017-05-15T00:00:00.000Z
2017-070	1	Saussy Burbank, LLC	2017-09-25T00:00:00.000Z
2017-080	119	Griffith Equities, LLC and E.C Griffith Company	2017-09-18T00:00:00.000Z
2017-101	2	Optimist Park Partners, LLC	2017-12-18T00:00:00.000Z
2017-162	4	Craig Calcasola	2018-02-19T00:00:00.000Z
2017-164	89	Pedcor Investments	2018-04-16T00:00:00.000Z
2017-168	1	J.S. & Son's Construction Company, LLC	2018-11-19T10:52:52.000Z
2017-173	33	RAM Realty Advisors	2018-02-19T00:00:00.000Z
2017-183	1	Hopper Communities, Inc.	2018-05-21T00:00:00.000Z
2017-203	20	South End West Syndicate, LLC	2018-07-16T00:00:00.000Z
2018-008	3	The Drakeford Company; Saussy Burbank, LLC	2018-05-21T00:00:00.000Z
2018-016	1	Michael Loeb	2018-06-18T00:00:00.000Z
2018-018	2	Unique Southern Estates, LLC	2018-06-18T00:00:00.000Z
2018-023	1	Jason Idilbi	2018-10-15T00:00:00.000Z
2018-036	1	No Fear Investments, LLC	2018-07-16T00:00:00.000Z
2018-057	5	Shea Homes	2018-09-24T00:00:00.000Z
2018-060	3	Eid Refaey	2018-09-24T00:00:00.000Z
2018-097	4	Stamatis Tsilimos	2019-04-15T09:07:40.000Z
2018-099	6	Shea Homes	2018-12-17T00:00:00.000Z
2018-111	9	David Weekley Homes	2019-01-22T10:28:16.000Z



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2018-112	1	Michael Loeb	2018-12-17T00:00:00.000Z
2018-135	4	Woodlawn Station Holdings LLC	2019-03-18T00:00:07.000Z
2018-137	1	Lakewood Apartments LLC	2019-05-20T14:19:36.000Z
2018-149	20	West End Investments, LLC	2019-04-15T00:00:00.000Z
2019-005	9	Ardent Acquisitions LLC	2019-07-15T00:00:00.000Z
Total	840		