



**Planning Services**

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

**Petition No: 2019-096**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: The approximately 5 acres zoned R-3 would allow approximately 15 dwellings units.*

The subject property is developed with a clubhouse/lodge.

*Number of students potentially generated under current zoning: 9 student(s) (5 elementary, 2 middle, 2 high)*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The conditional **UR-2(CD)** zoning district request seeks to allow 59 single family attached townhome dwelling units, at a density of 11.8 units per acre.*

*CMS Planning group: South*

Average Student Yield per Unit: 0.1718

This development may add 10 student(s) to the schools in this area.

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

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20<sup>th</sup> Day Enrollment</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> 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>
BILLINGSVILLE ELEMENTARY (Grades K-2)	32	35	463	506	91%		<b>91%</b>
COTSWOLD ELEMENTARY (Grades 3-5)	28	32	491	561	88%		5
ALEXANDER GRAHAM MIDDLE	74	65	1420	1247	114%	2	<b>114%</b>
MYERS PARK HIGH <sup>1</sup>	166.5	140	3385	2846	119%	3	<b>119%</b>

The following project is included on the *CMS 2017 Bond Projects* list, as approved by county voters:

1. construction of a new 125-classroom high school in March 2021 to relieve South Mecklenburg, Ardrey Kell, Myers Park, and Olympic high schools (tentative date; location to be determined).



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The total estimated capital cost of providing the additional school capacity for this new development is \$206, 000; calculated as follows:

Middle School:                    2x \$37,000 = \$74,000  
 High School:                        3x \$44,000 = \$132,000

**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 195 students.**

Table of Student yields:

<b>Petition</b>	<b>Projected Students</b>	<b>Petitioner</b>	<b>Approved</b>
2017-044	10	Jacobs Fork Properties, LLC	2017-06-19T00:00:00.000Z
2017-069	14	Heydon Hall II, LLC	2017-08-28T00:00:00.000Z
2017-102	4	David Weekley Homes	2017-12-18T00:00:00.000Z
2017-104	46	Cambridge Properties, Inc.	2017-12-18T00:00:00.000Z
2017-110	26	Lincoln Harris, LLC	2017-10-16T00:00:00.000Z
2017-131	1	Saussy Burbank, LLC	2017-12-18T00:00:00.000Z
2017-146	6	North State Development, LLC	2018-02-19T00:00:00.000Z
2017-160	2	Madison Simmons Homes and Communities, LLC	2018-02-19T00:00:00.000Z
2017-171	44	Century Communities	2018-04-16T00:00:00.000Z
2017-202	1	Sinacori Builders, LLC	2018-06-18T00:00:00.000Z
2018-022	3	Kyle Short	2018-07-16T00:00:00.000Z
2018-026	4	Llewellyn Development, LLC	2018-10-15T00:00:00.000Z
2018-044	11	Land Investment Resources, LLC	2018-09-24T00:00:00.000Z
2018-066	2	Anthony Moore	2018-10-15T00:00:00.000Z



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2018-094	2	Hopper Communities, Inc	2018-11-19T11:13:55.000Z
2018-101	9	Llewellyn Development, LLC	2018-12-17T00:00:00.000Z
2018-127	5	Blue Azalea-Providence LLC	2019-07-15T00:00:00.000Z
2019-023	5	Sinacori Builders	2019-07-15T00:00:00.000Z
<b>Total</b>	<b>195</b>		