



Planning Services

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

Petition No: 2019-115

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: up to 600 residential units

Number of students potentially generated under current zoning: 103 student(s) (50 elementary, 25 middle, 28 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: Phase I and II – east of Johnston Road – 2,500 units (2200 MF units and 300 SF attached/detached units)

Phase III west of Johnston Road, not permitted until major transportation improvement or transit service is brought to area – 1,500 MF units.

Total through all phases would be 4,000 units (3,700 MF and 300 SF attached/detached), these 4,000 are proposed to be in addition to the 600 units approved in the current zoning.

CMS Planning group: South

Average Student Yield per Unit: 0.5796 SF/0.1718 MF

This development may add 810 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>
ENDHAVEN ELEMENTARY	40	35	716	654	114%	404	141%
COMMUNITY HOUSE MIDDLE	90	58	1903	1226	155%	196	170%
ARDREY KELL HIGH	153.5	96	3315	2073	160%	210	169%

The total estimated capital cost of providing the additional school capacity for this new development is \$30,228, 000; calculated as follows:

- Elementary School: **404**x \$34,000 = \$13,736,000
- Middle School: **196**x \$37,000 = \$7,252,000
- High School: **210**x \$44,000 = \$9,240,000



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RECOMMENDATION

CMS facilities staff has reviewed the subject petition for its potential impacts to current and future student population based on the rezoning’s proposed land-uses, the existing residential entitlements, and has concerns that the proposed entitlements do not provide space within the proposed rezoning site for a CMS school. As such, CMS requests the petitioner convey to The Charlotte-Mecklenburg Board of Education a minimum of thirty-five (35) acres of land within the rezoning site on the east side of Johnston Road (generally depicted as Development Area(s) “A”, “B”, “C1”, and “C2” on RZ-5.0A for the “Ballantyne Reimagined Rezoning Package”) for a future CMS school.

In this Planning area, the projected increase in students from approved rezoning’s from September 2016 to present is 214 students.

Table of Student yields:

Petition	Projected Students	Petitioner	Approved
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
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
2018-142	14	Proffitt Dixon Partners	2019-09-16T08:20:02.000Z
2019-023	5	Sinacori Builders	2019-07-15T00:00:00.000Z
2019-050	5	Land Growth, LLC	2019-09-16T08:33:25.000Z
Total	214		