



Planning Services

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

Petition No: 2019-157

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The existing R-4 zoning would allow single family detached dwellings. The approximately 8.5 acres zoned would allow approximately 34 dwelling units.

Number of students potentially generated under current zoning: 18 student(s) (9 elementary, 4 middle, 5 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The proposed R-8MF(CD) district seeks to allow up to 68 single family detached; single family attached or a combination of dwelling units thereof.

CMS Planning Group: North

Average Student Yield per Unit: 0.5219 (worst-case SF)

This development may add 35 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>
PARKSIDE ELEMENTARY	21	39	349	734	54%	19	57%
RIDGE ROAD MIDDLE	66	56	1281	1087	118%	7	119%
MALLARD CREEK HIGH	118.5	98	2432	2011	121%	9	121%

The total estimated capital cost of providing the additional school capacity for this new development is 655,000; calculated as follows:

Middle School: **7**x \$37,000 = \$259,000

High School: **9**x \$44,000 = \$396,000



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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 rezonings from October 2016 to present are 1,093 students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
North	2016-053	24	Brookline Residential, LLC	2016-12-19
North	2017-045	7	Judson Stringfellow	2017-05-15
North	2017-096	35	Cambridge-Eastfield, LLC	2017-10-16
North	2017-143	3	JDSI, LLC	2018-01-26
North	2017-150	31	Mattamy Homes	2018-01-26
North	2017-184	29	Sean Brady	2018-03-19
North	2017-135	22	Redwood USA	2018-04-16
North	2017-185	35	High Family Partnership I, LP	2018-04-16
North	2017-133	36	Mattamy Homes (Mallard Creek Rd. Site)	2018-05-21
North	2017-179	32	Davis Development, Inc.	2018-05-21
North	2018-015	182	NVR Inc.	2018-05-21
North	2018-116	3	JDSI, LLC	2019-01-22
North	2018-115	42	JDSI, LLC	2019-02-18
North	2018-134	39	HHHunt	2019-03-18
North	2018-140	11	Profile Management LLC	2019-03-18
North	2019-010	111	JDSI, LLC	2019-04-15
North	2018-132	33	Alliance Residential Company	2019-05-20
North	2018-128	16	James Poutier	2019-09-16
North	2019-039	131	Dependable Development, Inc	2019-09-16
North	2019-061	35	Davis Development, Inc.	2019-10-21
North	2019-078	162	Charter Properties, Inc	2019-11-18
North	2019-032	74	US Developments, Inc	2019-11-18
		1,093		