



Planning Services

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

Petition No: 2019-158

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The existing R-4 & UR-2 (CD) zoning would allow single family detached dwellings. The approximately 3.6 acres zoned would allow approximately 14.4 dwelling units.

Number of students potentially generated under current zoning: 8 student(s) (4 elementary, 2 middle, 2 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The proposed UR-2(CD) & UR-2(CD) SPA district seeks up to 39 single family attached townhome dwelling units.

CMS Planning Group: South

Average Student Yield per Unit: 0.1718

This development may add 7 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>
PINEWOOD ELEMENTARY	33.5	35	444	508	96%	3	96%
ALEXANDER GRAHAM MIDDLE	74	65	1420	1247	114%	2	114%
MYERS PARK HIGH ¹	166.5	140	3385	2846	119%	2	119%

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, and Myers Park high schools (tentative date; location to be determined).

The total estimated capital cost of providing the additional school capacity for this new development is 162,000; calculated as follows:

Middle School: **2**x \$37,000 = \$74,000

High School: **2**x \$44,000 = \$88,000



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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 245 students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
South	2017-044	10	Jacobs Fork Properties, LLC	2017-06-19
South	2017-069	14	Heydon Hall II, LLC	2017-08-28
South	2017-110	26	Lincoln Harris, LLC	2017-10-16
South	2017-102	4	David Weekley Homes	2017-12-18
South	2017-104	46	Cambridge Properties, Inc.	2017-12-18
South	2017-131	1	Saussy Burbank, LLC	2017-12-18
South	2017-146	6	North State Development, LLC	2018-02-19
South	2017-160	2	Madison Simmons Homes and Communities, LLC	2018-02-19
South	2017-171	44	Century Communities	2018-04-16
South	2017-202	1	Sinacori Builders, LLC	2018-06-18
South	2018-022	3	Kyle Short	2018-07-16
South	2018-044	11	Land Investment Resources, LLC	2018-09-24
South	2018-026	4	Llewellyn Development, LLC	2018-10-15
South	2018-066	2	Anthony Moore	2018-10-15
South	2018-094	2	Hopper Communities, Inc	2018-11-19
South	2018-101	9	Llewellyn Development, LLC	2018-12-17
South	2018-127	5	Blue Azalea-Providence LLC	2019-07-15
South	2019-023	5	Sinacori Builders	2019-07-15
South	2018-142	14	Proffitt Dixon Partners	2019-09-16
South	2019-050	5	Land Growth, LLC	2019-09-16
South	2019-083	2	James M. Howell	2019-10-21
South	2019-068	29	Blu South, LLC	2019-11-21
		245		