



**Planning Services**

4421 Stuart Andrew Blvd.  
 Charlotte, NC 28217  
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**Petition No: 2019-160**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: The existing R-3 zoning would allow single family detached dwellings. The approximately 80.78 acres zoned would allow approximately 242 dwelling units.*

The subject property is vacant.

*Number of students potentially generated under current zoning: 126 student(s) (66 elementary, 26 middle, 34 high).*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The proposed MX-2 Innov. zoning seeks to allow up to 280 single family attached townhome dwelling units.*

*CMS Planning Group: North*

Average Student Yield per Unit: 0.2977

This development may add 83 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> |
|-------------------------|---------------------------------|--|---------------------------------------|--|--|--|---|
| MOUNTAIN ISLAND PRE-K-8 | 52                              | 35   | 787                                   | 530  | 149%   | 73   | <b>162%</b>   |
| WEST MECKLENBURG HIGH   | 84.5                            | 102  | 1305                                  | 1575   | 83%  | 10   | <b>83%</b>  |

The total estimated capital cost of providing the additional school capacity for this new development is 2,503,000; calculated as follows:

- Middle School: 66 x \$34,000 = \$2,244,000
- Middle School: 7 x \$37,000 = \$259,000



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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    |
|                |          | <b>1,093</b>       |  |               |