



Planning Services

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

Petition No: 2019-179

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The existing **R-5 & R-22MF** zoning allows all uses permitted in the district, including single family detached and multi-family units. The approximately 1.0 acres zoned would allow approximately 10 dwelling units.

The subject property is vacant.

Number of students potentially generated under current zoning: 3 student(s) (2 elementary, 1 middle, 0 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The UR-2(CD) zoning seeks to allow up to 8 single family detached homes and 12 multi-family homes.

CMS Planning Group: Central

Average Student Yield per Unit: 0.5195 (Single Family detached) = 4
 0.1184 (Multi-family homes) = 1

This development may add 5 student(s) to the schools in this area.

The following data is as of 20th Day of the 2019-20 school year.

| Schools Affected | Total Classroom Teachers | Building Classrooms/ Teacher Stations | 20 th Day Enrollment | Building Classroom/ Adjusted Capacity (Without Mobiles) | 20 th Day, Building Utilization (Without Mobiles) | Additional Students As a result of this development | Utilization As of result of this development (Without Mobiles) |
|-----------------------------|--------------------------|---------------------------------------|---------------------------------|---|--|---|--|
| SHAMROCK GARDENS ELEMENTARY | 32 | 30 | 488 | 458 | 107% | 3 | 107% |
| EASTWAY MIDDLE | 60 | 51 | 927 | 788 | 118% | 1 | 118% |
| GARINGER HIGH | 108.5 | 89 | 1717 | 1408 | 122% | 1 | 122% |

The total estimated capital cost of providing the additional school capacity for this new development is \$183,000; calculated as follows:

- Elementary School: **3**x \$34,000 = \$102,000
- Middle School: **1**x \$37,000 = \$37,000
- High School: **1**x \$44,000 = \$44,000



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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 the Central Planning Group, the projected student impact from approved rezonings from January 2017 to present is **912** students.

| Planning Group | Petition | Projected Students | Petitioner | Approval Date |
|-----------------------|-----------------|---------------------------|---|----------------------|
| Central | 2016-076 | 1 | The Drakeford Company | 2017-04-17 |
| Central | 2017-017 | 4 | NODA Terrace, LLC | 2017-04-17 |
| Central | 2017-032 | 158 | Alliance Residential Company | 2017-04-17 |
| Central | 2017-041 | 307 | Charlotte Tryon Hills Partners, LLC | 2017-05-15 |
| Central | 2017-012 | 4 | The Drakeford Company | 2017-05-22 |
| Central | 2017-034 | 1 | Saussy Burbank, LLC | 2017-07-17 |
| Central | 2017-080 | 119 | Griffith Equities, LLC and E.C Griffith Company | 2017-09-18 |
| Central | 2017-070 | 1 | Saussy Burbank, LLC | 2017-09-25 |
| Central | 2015-093 | 25 | 1351 Woodlawn (Melrose), LLC | 2017-10-16 |
| Central | 2017-101 | 2 | Optimist Park Partners, LLC | 2017-12-18 |
| Central | 2017-162 | 4 | Craig Calcasola | 2018-02-19 |
| Central | 2017-173 | 33 | RAM Realty Advisors | 2018-02-19 |
| Central | 2017-164 | 89 | Pedcor Investments | 2018-04-16 |
| Central | 2017-183 | 1 | Hopper Communities, Inc. | 2018-05-21 |
| Central | 2018-008 | 3 | The Drakeford Company; Saussy Burbank, LLC | 2018-05-21 |
| Central | 2018-016 | 1 | Michael Loeb | 2018-06-18 |
| Central | 2018-018 | 2 | Unique Southern Estates, LLC | 2018-06-18 |
| Central | 2017-203 | 20 | South End West Syndicate, LLC | 2018-07-16 |
| Central | 2018-036 | 1 | No Fear Investments, LLC | 2018-07-16 |
| Central | 2018-057 | 5 | Shea Homes | 2018-09-24 |
| Central | 2018-060 | 3 | Eid Refaey | 2018-09-24 |
| Central | 2018-023 | 1 | Jason Idilbi | 2018-10-15 |
| Central | 2017-168 | 1 | J.S. & Son's Construction Company, LLC | 2018-11-19 |
| Central | 2018-099 | 6 | Shea Homes | 2018-12-17 |
| Central | 2018-112 | 1 | Michael Loeb | 2018-12-17 |
| Central | 2018-111 | 9 | David Weekley Homes | 2019-01-22 |
| Central | 2018-135 | 4 | Woodlawn Station Holdings LLC | 2019-03-18 |
| Central | 2018-097 | 4 | Stamatis Tsilimos | 2019-04-15 |
| Central | 2018-149 | 20 | West End Investments, LLC | 2019-04-15 |



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| Central | 2018-137 | 1 | Lakewood Apartments LLC | 2019-05-20 |
| Central | 2019-005 | 9 | Ardent Acquisitions LLC | 2019-07-15 |
| Central | 2018-163 | 9 | Suncap Property Group LLC | 2019-09-16 |
| Central | 2019-008 | 4 | CoHab LLC | 2019-09-16 |
| Central | 2019-053 | 5 | Hopper Communities | 2019-09-16 |
| Central | 2019-058 | 17 | Housing Authority of the City of Charlotte NC | 2019-09-16 |
| Central | 2019-076 | 4 | Hopper Communities | 2019-10-21 |
| Central | 2018-150 | 30 | TDC Greenville, LLC | 2019-12-16 |
| Central | 2019-098 | 2 | Flagship Healthcare | 2019-12-22 |
| Central | 2019-112 | 1 | Mark Heisig | 2019-12-25 |
| | Total | 912 | | |