



**Planning Services**

4421 Stuart Andrew Blvd.  
 Charlotte, NC 28217  
 Phone: 980-343-6246  
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**Petition No: 2019-091**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: The approximately 2.6 acres zoned R-3 would allow approximately 7.8 dwellings units.*

The subject property is developed with on single family detached dwelling.

*Number of students potentially generated under current zoning: 5 student(s) (2 elementary, 1 middle, 1 high)*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The conventional R-6 district request seeks to allow all uses permitted in the district. The approximately 2.6 acres zoned R-6 would allow approximately 15.6 dwelling units.*

*CMS Planning Group: East*

Average Student Yield per Unit: 0.6073 (**Worst Case Scenario**)

This development may add 9 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>
UNIVERSITY MEADOWS ELEMENTARY	35	37	626	647	95%	4	<b>95%</b>
JAMES MARTIN MIDDLE	51	65	863	1100	78%	2	<b>79%</b>
ZEBULON VANCE HIGH	108.5	91	1973	1655	119%	3	<b>119%</b>

The total estimated capital cost of providing the additional school capacity for this new development is \$132,000; calculated as follows:

High School:  $3 \times \$44,000 = \$132,000$



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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 rezoning's from September 2016 to present is 1,001 students.**

Table of Student yields:

<b>Petition</b>	<b>Projected Students</b>	<b>Petitioner</b>	<b>Approved</b>
2017-007	33	NRP Properties, LLC	2017-02-20T00:00:00.000Z
2017-008	44	NRP Properties, LLC	2017-02-20T00:00:00.000Z
2017-024	1	Jimmy Royster - Mosaic Development Group	2017-03-20T00:00:00.000Z
2017-153	43	JDSI, LLC by Judson Stringfellow	2018-03-19T00:00:00.000Z
2017-157	57	Essex Homes Southeast, Inc.	2018-01-26T00:00:00.000Z
2017-180	166	JS Helms Family Properties, LLC	2018-06-18T00:00:00.000Z
2017-190	66	C4 Investments, LLC	2018-03-19T00:00:00.000Z
2017-193	14	Mazen Chakra	2018-04-16T00:00:00.000Z
2017-201	105	K Sade Ventures	2018-04-16T00:00:00.000Z
2018-005	213	Meritage Homes of the Carolinas, Inc.	2018-06-18T00:00:00.000Z
2018-084	102	Amicus Partners, PLLC	2018-11-19T00:00:00.000Z
2018-107	30	JDSI, LLC	2018-12-17T00:00:00.000Z
2018-141	43	Broadstreet Homes - Michael Iagnemma	2019-03-18T00:00:07.000Z
2018-143	71	LIV Development	2019-04-15T00:00:00.000Z
2018-154	13	Charlotte-Mecklenburg Housing Partnership, Inc.	2019-04-15T00:00:00.000Z
<b>Total</b>	<b>1001</b>		