

Petition No: 2019-098

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 8.12 acres zoned R-5 would allow approximately 40.6 dwelling units.

The subject property is developed with a radio transmission tower

Number of students potentially generated under current zoning: 21 student(s) (13 elementary, 4 middle, 4 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional **NS** district request seeks to allow 25 attached dwelling units in area B.

CMS Planning group: Central

Average Student Yield per Unit: 0.0870

This development may add 2 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>
BILLINGSVILLE ELEMENTARY (Grades K-2)	32	35	463	506	91%	1	91%
COTSWOLD ELEMENTARY (Grades 3-5)	28	32	491	561	88%		88%
ALEXANDER GRAHAM MIDDLE	74	65	1420	1247	114%	0	114%
MYERS PARK HIGH ¹	166.5	140	3385	2846	119%	1	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, Myers Park, and Olympic high schools (tentative date; location to be determined).



Planning Services

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The total estimated capital cost of providing the additional school capacity for this new development is \$44,000; calculated as follows:

High School: $1 \times \$44,000 = \$44,000$

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 **840** students.

Planning Group	Petition	Projected Students	Petitioner	Approved
Central	2015-093	25	1351 Woodlawn (Melrose), LLC	2017-10-16T00:00:00.000Z
Central	2016-076	1	The Drakeford Company	2017-04-17T00:00:00.000Z
Central	2017-012	4	The Drakeford Company	2017-05-22T00:00:00.000Z
Central	2017-017	4	NODA Terrace, LLC	2017-04-17T00:00:00.000Z
Central	2017-032	158	Alliance Residential Company	2017-04-17T00:00:00.000Z
Central	2017-034	1	Saussy Burbank, LLC	2017-07-17T00:00:00.000Z
Central	2017-041	307	Charlotte Tryon Hills Partners, LLC	2017-05-15T00:00:00.000Z
Central	2017-070	1	Saussy Burbank, LLC	2017-09-25T00:00:00.000Z
Central	2017-080	119	Griffith Equities, LLC and E.C Griffith Company	2017-09-18T00:00:00.000Z
Central	2017-101	2	Optimist Park Partners, LLC	2017-12-18T00:00:00.000Z
Central	2017-162	4	Craig Calcasola	2018-02-19T00:00:00.000Z
Central	2017-164	89	Pedcor Investments	2018-04-16T00:00:00.000Z
Central	2017-168	1	J.S. & Son's Construction Company, LLC	2018-11-19T10:52:52.000Z
Central	2017-173	33	RAM Realty Advisors	2018-02-19T00:00:00.000Z
Central	2017-183	1	Hopper Communities, Inc.	2018-05-21T00:00:00.000Z
Central	2017-203	20	South End West Syndicate, LLC	2018-07-16T00:00:00.000Z
Central	2018-008	3	The Drakeford Company; Saussy Burbank, LLC	2018-05-21T00:00:00.000Z

Central	2018-016	1	Michael Loeb	2018-06-18T00:00:00.000Z
Central	2018-018	2	Unique Southern Estates, LLC	2018-06-18T00:00:00.000Z
Central	2018-023	1	Jason Idilbi	2018-10-15T00:00:00.000Z
Central	2018-036	1	No Fear Investments, LLC	2018-07-16T00:00:00.000Z
Central	2018-057	5	Shea Homes	2018-09-24T00:00:00.000Z
Central	2018-060	3	Eid Refaey	2018-09-24T00:00:00.000Z
Central	2018-097	4	Stamatis Tsilimos	2019-04-15T09:07:40.000Z
Central	2018-099	6	Shea Homes	2018-12-17T00:00:00.000Z
Central	2018-111	9	David Weekley Homes	2019-01-22T10:28:16.000Z
Central	2018-112	1	Michael Loeb	2018-12-17T00:00:00.000Z
Central	2018-135	4	Woodlawn Station Holdings LLC	2019-03-18T00:00:07.000Z
Central	2018-137	1	Lakewood Apartments LLC	2019-05-20T14:19:36.000Z
Central	2018-149	20	West End Investments, LLC	2019-04-15T00:00:00.000Z
Central	2019-005	9	Ardent Acquisitions LLC	2019-07-15T00:00:00.000Z
	Total	840		