



Planning Services

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

Petition No: 2019-127

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The existing R-4 zoning would allow 1 duplex dwelling. The approximately 0.85 acres zoned would allow approximately 3.4 dwelling units.

The subject property is developed with 1 duplex.

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

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The non-conditional R-8MF zoning would allow approximately 2 duplex units

CMS Planning Group: West

Average Student Yield per Unit: 0.3518

This development may add 1 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>
RENAISSANCE WEST (K-6)	40	54	562	806	74%	1	74%
WEST MECKLENBURG HIGH	84.5	102	1305	1575	83%	0	83%

RECOMMENDATION

There is no significant impact on the schools listed above.



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In this planning area, the projected increase in students from approved rezonings from October 2016 to present are 4,167 students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
West	2016-056	2938	Crescent Communities, LLC; Lincoln Harris	2016-11-21
West	2016-120	110	Charter Properties, Inc.	2017-12-18
West	2017-142	42	Judson Stringfellow	2018-02-19
West	2017-187	282	MAGA Development LLC	2018-03-19
West	2017-197	52	The Woda Group, Inc.	2018-04-16
West	2018-028	116	Pollack Shores	2018-06-18
West	2018-037	7	Adam Florenza	2018-07-16
West	2017-112	85	Sweetgrass Residential Partners, LLC	2018-09-24
West	2017-205	38	Pope & Land Enterprises, Inc.	2018-10-15
West	2017-023	152	Madison Capital Group, LLC	2018-11-19
West	2018-054	9	Blue Heel Development	2018-11-19
West	2018-077	3	R2 Development	2018-11-19
West	2018-146	31	NorthState Development, LLC	2019-05-20
West	2019-004	82	C4 Investments, LLC	2019-05-20
West	2019-011	63	Milestone Investments, LLC	2019-05-20
West	2019-016	20	Lennar Carolinas, LLC	2019-05-20
West	2018-110	23	Mattamy Homes	2019-07-15
West	2019-043	100	Diamondback Acquisitions Company, LLC	2019-07-15
West	2019-045	14	Moores Chapel Holdings, LLC	2019-07-15
		4167		