



Planning Services

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

Petition No: 2019-164

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 1.1 acres zoned would allow approximately 3.3 dwelling units.

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 proposed R-8MF(CD) zoning seeks to allow up to 8 single family attached dwelling units.

CMS Planning Group: North

Average Student Yield per Unit: 0.2977

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>
PARKSIDE ELEMENTARY	21	39	349	734	54%	2	54%
RIDGE ROAD MIDDLE	66	56	1281	1087	118%	0	118%
MALLARD CREEK HIGH	118.5	98	2432	2011	121%	0	121%

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 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
		1,093		