



**Planning Services**

4421 Stuart Andrew Blvd.  
 Charlotte, NC 28217  
 Phone: 980-343-6246  
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**Petition No: 2019-175**

**IMPACT UNDER CURRENT ZONING**

Number of housing units allowed under current zoning: The existing **R-3** zoning allows all uses permitted in the district, including single family detached. The approximately 37.17 acres zoned R-3 would allow approximately 111.51 dwelling units.

The subject property is undeveloped.

Number of students potentially generated under current zoning: 65 student(s) (35 elementary, 16 middle, 14 high)

**IMPACT OF THE PROPOSED DEVELOPMENT**

Proposed Housing Units: The UR-2(CD) zoning seeks to allow up to 164 single-family attached townhomes.

CMS Planning Group: South

Average Student Yield per Unit: 0.1718

This development may add 28 student(s) to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2019-20 school year.

Schools Affected	Total Classroom Teachers	Building Classrooms/ Teacher Stations	20 <sup>th</sup> Day Enrollment	Building Classroom/ Adjusted Capacity (Without Mobiles)	20 <sup>th</sup> Day, Building Utilization (Without Mobiles)	Additional Students As a result of this development	Utilization As of result of this development (Without Mobiles)
HAWK RIDGE ELEMENTARY	46	34	869	642	135%	14	<b>138%</b>
COMMUNITY HOUSE MIDDLE	89.5	58	1930	1251	154%	7	<b>154%</b>
ARDREY KELL HIGH	154.5	96	3352	2083	161%	7	<b>161%</b>

The total estimated capital cost of providing the additional school capacity for this new development is \$1,043,000; calculated as follows:

- Elementary School: **14**x \$34,000 = \$476,000
- Middle School: **7**x \$37,000 = \$259,000
- High School: **7**x \$44,000 = \$308,000



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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 South Planning Group, the projected student impact from approved rezonings from January 2017 to present is **407** students.

<b>Planning Group</b>	<b>Petition</b>	<b>Projected Students</b>	<b>Petitioner</b>	<b>Approval Date</b>
South	2017-044	10	Jacobs Fork Properties, LLC	2017-06-19
South	2017-069	14	Heydon Hall II, LLC	2017-08-28
South	2017-110	26	Lincoln Harris, LLC	2017-10-16
South	2017-102	4	David Weekley Homes	2017-12-18
South	2017-104	46	Cambridge Properties, Inc.	2017-12-18
South	2017-131	1	Saussy Burbank, LLC	2017-12-18
South	2017-146	6	North State Development, LLC	2018-02-19
South	2017-160	2	Madison Simmons Homes and Communities, LLC	2018-02-19
South	2017-171	44	Century Communities	2018-04-16
South	2017-202	1	Sinacori Builders, LLC	2018-06-18
South	2018-022	3	Kyle Short	2018-07-16
South	2018-044	11	Land Investment Resources, LLC	2018-09-24
South	2018-026	4	Llewellyn Development, LLC	2018-10-15
South	2018-066	2	Anthony Moore	2018-10-15
South	2018-094	2	Hopper Communities, Inc	2018-11-19
South	2018-101	9	Llewellyn Development, LLC	2018-12-17
South	2018-127	5	Blue Azalea-Providence LLC	2019-07-15
South	2019-023	5	Sinacori Builders	2019-07-15
South	2018-142	14	Proffitt Dixon Partners	2019-09-16
South	2019-050	5	Land Growth, LLC	2019-09-16
South	2019-083	2	James M. Howell	2019-10-21
South	2019-068	29	Blu South, LLC	2019-11-21
South	2019-030	114	Continental 475 Fund, LLC	2019-12-18
South	2019-047	47	NR Pinehurst Property Owner, LLC	2019-12-19
South	2019-100	1	Matt Connolly-Pike Properties, LLC	2019-12-23
	<b>Total</b>	<b>407</b>		