



Planning Services

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

Petition No: 2019-177

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The existing **UR-2(CD) & NS** zoning allows all uses permitted in the district, including townhomes. The approximately 7.0 acres would allow approximately 43 dwelling units.

The subject property is vacant.

Number of students potentially generated under current zoning: 13 student(s) (10 elementary, 1 middle, 2 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The MUDD-O zoning seeks to allow up to 79 townhomes.

CMS Planning Group: North

Average Student Yield per Unit: 0.2977

This development may add 23 student(s) to the schools in this area.

The following data is as of 20th Day of the 2019-20 school year.

Schools Affected	Total Classroom Teachers	Building Classrooms/ Teacher Stations	20 th Day Enrollment	Building Classroom/ Adjusted Capacity (Without Mobiles)	20 th Day, Building Utilization (Without Mobiles)	Additional Students As a result of this development	Utilization As of result of this development (Without Mobiles)
PARKSIDE ELEMENTARY	25	39	394	615	64%	18	67%
RIDGE ROAD MIDDLE	70.5	56	1322	1050	126%	2	126%
MALLARD CREEK HIGH	121.0	98	2414	1955	123%	3	123%

The total estimated capital cost of providing the additional school capacity for this new development is \$206,000; calculated as follows:

Middle School: **2**x \$37,000 = \$74,000

High School: **3**x \$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 the North Planning Group, the projected student impact from approved rezonings from January 2017 to present is **1389** students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
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
North	2018-092	32	Contravest Development Partners, LLC	2019-12-16
North	2019-071	162	FH 1524 Sunset Road, LLC	2019-12-20
North	2019-072	104	Ardent Acquisitions, LLC	2019-12-21
North	2019-108	22	J.S. & Associates	2019-12-24
	Total	1389		



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