



Planning Services

4421 Stuart Andrew Blvd.
 Charlotte, NC 28217
 Phone: 980-343-6246
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Petition No: 2019-128

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 271.6 acres zoned would allow approximately 814.8 dwelling units.

The subject property is vacant.

Number of students potentially generated under current zoning: 441 student(s) (204 elementary, 110 middle, 127 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional MX-3 & UR-2(CD) zoning will be developed with: Development Area A may be developed with up to 550 single family residential units, of which no more than 220 can be developed as single family attached. (Note Development Area B may be developed with up to one hundred twenty (120) continuing care/retirement community age restricted residential dwelling units).

CMS Planning Group: West

Average Student Yield per Unit: 0.1262 (Single family attached 220) – 179 Students (83, 44, 52)

Average Student Yield per Unit: 0.5412 (Single family detached 330) – 28 Students (18, 3, 7)

This development may add 207 student(s) to the schools in this area.

The following data is as of 20th Day of the 2019-20 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> |
|-------------------------|---------------------------------|--|---------------------------------------|--|--|--|---|
| WINGET PARK ELEMENTARY | 41 | 39 | 633 | 651 | 105% | 101 | 121% |
| SOUTHWEST MIDDLE | 77.2 | 56 | 1480 | 1074 | 138% | 47 | 142% |
| OLYMPIC HIGH | 134.5 | 107 | 2519 | 2004 | 126% | 59 | 129% |

The total estimated capital cost of providing the additional school capacity for this new development is \$7,769,000; calculated as follows:

- Elementary School: **101**x \$34,000 = \$3,434,000
- Middle School: **47**x \$37,000 = \$1,739,000
- High School: **59**x \$44,000 = \$2,596,000



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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 West Planning Group, the projected student impact from approved rezonings from July 2017 to present is 1,270 students.

| Planning Group | Petition | Projected Students | Petitioner | Approval Date |
|----------------|----------|--------------------|---|---------------|
| 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 | Moore's Chapel Holdings, LLC | 2019-07-15 |
| West | 2019-127 | 1 | Regal Estates, LLC | 2020-01-21 |
| West | 2019-069 | 40 | Harrison Tucker- CoHab, LLC | 2020-03-16 |
| | Total | 1270 | | |
| West | 2016-056 | 2938 | Crescent Communities, LLC; Lincoln Harris | 2016-11-21 |
| | Total | 4208 | included due to longer expected build-out period. | |