



Planning Services

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

Petition No: 2019-085Revised

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 23.89 acres zoned MUDD-O would allow approximately 400 multi-family units.

The subject property is undeveloped/vacant.

Number of students potentially generated under current zoning: 103 students (63 elementary, 26 middle, 14 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The MUDD-O SPA zoning request seeks to allow up 322 multi-family units.

CMS Planning Group: West

Average Student Yield per Unit: 0.2584

This development may add 83 students 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>
STEELE CREEK ELEMENTARY ¹	39	33	638	541	118%	50	127%
KENNEDY MIDDLE	56.5	45	1061	845	126%	21	128%
OLYMPIC HIGH ²	134.5	107	2519	2004	126%	12	127%

The following projects are included on the CMS 2017 Bond Projects list, as approved by county voters:

1. Construction of a new 45 classroom school; relieves crowding at Nations Ford, Sterling and Steele Creek Elementary Schools – Schedule to open 2021-2022 School Year.
2. Construction of a new 100 classroom school; relieves crowding at Olympic High School – Schedule to open 2022-2023 School Year.



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The total estimated capital costs of providing the additional school capacity for this new development is \$3,005,000; calculated as follows:

- Elementary School: **50**x \$34,000 = \$1,700,000
- Middle School: **21**x \$37,000 = \$777,000
- High School: **12**x \$44,000 = \$528,000

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 schools 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 September 2017 to present is 1270 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



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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.	