



Planning Services

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

Petition No: 2019-115_REV

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: up to 600 residential units

Number of students potentially generated under current zoning: 103 student(s) (50 elementary, 25 middle, 28 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: Phase I and II – east of Johnston Road – 2,300 units (2000 MF units and 300 SF attached/detached units)

Phase III west of Johnston Road, not permitted until major transportation improvement or transit service is brought to area – 1,500 MF units.

Total through all phases would be 3,800 units (3,500 MF and 300 SF attached/detached), these 3,800 units are proposed to be in addition to the 600 units approved in the current zoning.

CMS Planning group: South

Average Student Yield per Unit: 0.5796 SF/0.1718 MF

This development may add 775 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>
ENDHAVEN ELEMENTARY	38	35	702	647	109%	387	147%
COMMUNITY HOUSE MIDDLE	89.5	58	1930	1251	154%	187	168%
ARDREY KELL HIGH	154.5	96	3352	2083	161%	201	170%

The total estimated capital cost of providing the additional school capacity for this new development is \$28,921, 000; calculated as follows:

- Elementary School: **387**x \$34,000 = \$13,158,000
- Middle School: **187**x \$37,000 = \$,6,919,000
- High School: **201**x \$44,000 = \$8,844,000



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RECOMMENDATION

CMS facilities staff has reviewed the subject petition for its potential impacts to current and future student population based on the rezoning’s proposed land-uses, the existing residential entitlements, and has concerns that the proposed entitlements do not provide space within the proposed rezoning site for a CMS school. As such, CMS requests the petitioner convey to The Charlotte-Mecklenburg Board of Education a minimum of thirty-five (35) acres of land within the rezoning site on the east side of Johnston Road (generally depicted as Development Area(s) “A”, “B”, “C1”, and “C2” on RZ-5.0A for the “Ballantyne Reimagined Rezoning Package”) for a future CMS school.

In the South Planning Group, the projected student impact from approved rezoning’s from March 2017 to present is 526 students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
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
South	2019-030	114	Continental 475 Fund, LLC	2020-01-21



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South	2019-140	4	C Investments 5, LLC	2020-02-17
South	2019-141	1	Mark Bolous	2020-02-17
	Total	526		