



Planning Services

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

Petition No: 2020-013

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 0.613 acres zoned R-8 would allow approximately 4.9 dwelling units

The subject property is developed with two single family homes

Number of students potentially generated under current zoning: 3 student(s) (2 elementary, 0 middle, 1 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The UR-2(CD) zoning seeks to allow up to TBD

CMS Planning Group: Central

Average Student Yield per Unit: TBD

This development may add ___ 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> |
|--------------------------------|---------------------------------|--|---------------------------------------|--|--|--|---|
| DILWORTH (SEDFIELD CAMPUS K-2) | 27.8 | 42 | 350 | 601 | 66% | TBD | TBD |
| DILWORTH (LATTA CAMPUS 3-5) | 18 | 28 | 341 | 530 | 64% | TBD | TBD |
| SEDFIELD MIDDLE | 33 | 45 | 544 | 742 | 73% | TBD | TBD |
| MYERS PARK HIGH ¹ | 175.5 | 140 | 3563 | 2842 | 125% | TBD | TBD |

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

1. Construction of a new high school; relieves crowding at South Mecklenburg, Ardrey Kell and Myers Park High schools.

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



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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.

In the Central Planning Group, the projected student impact from approved rezonings from March 2017 to present is 997 students.

| Planning Group | Petition | Projected Students | Petitioner | Approval Date |
|----------------|----------|--------------------|---|---------------|
| Central | 2016-076 | 1 | The Drakeford Company | 2017-04-17 |
| Central | 2017-017 | 4 | NODA Terrace, LLC | 2017-04-17 |
| Central | 2017-032 | 158 | Alliance Residential Company | 2017-04-17 |
| Central | 2017-041 | 307 | Charlotte Tryon Hills Partners, LLC | 2017-05-15 |
| Central | 2017-012 | 4 | The Drakeford Company | 2017-05-22 |
| Central | 2017-034 | 1 | Saussy Burbank, LLC | 2017-07-17 |
| Central | 2017-080 | 119 | Griffith Equities, LLC and E.C Griffith Company | 2017-09-18 |
| Central | 2017-070 | 1 | Saussy Burbank, LLC | 2017-09-25 |
| Central | 2015-093 | 25 | 1351 Woodlawn (Melrose), LLC | 2017-10-16 |
| Central | 2017-101 | 2 | Optimist Park Partners, LLC | 2017-12-18 |
| Central | 2017-162 | 4 | Craig Calcasola | 2018-02-19 |
| Central | 2017-173 | 33 | RAM Realty Advisors | 2018-02-19 |
| Central | 2017-164 | 89 | Pedcor Investments | 2018-04-16 |
| Central | 2017-183 | 1 | Hopper Communities, Inc. | 2018-05-21 |
| Central | 2018-008 | 3 | The Drakeford Company; Saussy Burbank, LLC | 2018-05-21 |
| Central | 2018-016 | 1 | Michael Loeb | 2018-06-18 |
| Central | 2018-018 | 2 | Unique Southern Estates, LLC | 2018-06-18 |
| Central | 2017-203 | 20 | South End West Syndicate, LLC | 2018-07-16 |
| Central | 2018-036 | 1 | No Fear Investments, LLC | 2018-07-16 |
| Central | 2018-057 | 5 | Shea Homes | 2018-09-24 |
| Central | 2018-060 | 3 | Eid Refaey | 2018-09-24 |
| Central | 2018-023 | 1 | Jason Idilbi | 2018-10-15 |
| Central | 2017-168 | 1 | J.S. & Son's Construction Company, LLC | 2018-11-19 |
| Central | 2018-099 | 6 | Shea Homes | 2018-12-17 |
| Central | 2018-112 | 1 | Michael Loeb | 2018-12-17 |
| Central | 2018-111 | 9 | David Weekley Homes | 2019-01-22 |
| Central | 2018-135 | 4 | Woodlawn Station Holdings LLC | 2019-03-18 |
| Central | 2018-097 | 4 | Stamatis Tsilimos | 2019-04-15 |
| Central | 2018-149 | 20 | West End Investments, LLC | 2019-04-15 |



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|---------|----------|-----|---|------------|
| Central | 2018-137 | 1 | Lakewood Apartments LLC | 2019-05-20 |
| Central | 2019-005 | 9 | Ardent Acquisitions LLC | 2019-07-15 |
| Central | 2018-163 | 9 | Suncap Property Group LLC | 2019-09-16 |
| Central | 2019-008 | 4 | CoHab LLC | 2019-09-16 |
| Central | 2019-053 | 5 | Hopper Communities | 2019-09-16 |
| Central | 2019-058 | 17 | Housing Authority of the City of Charlotte NC | 2019-09-16 |
| Central | 2019-076 | 4 | Hopper Communities | 2019-10-21 |
| Central | 2018-150 | 30 | TDC Greenville, LLC | 2019-12-16 |
| Central | 2019-098 | 2 | Flagship Healthcare | 2019-12-22 |
| Central | 2019-112 | 1 | Mark Heisig | 2019-12-25 |
| Central | 2019-069 | 7 | Harrison Tucker- CoHab, LLC | 2020-01-21 |
| Central | 2019-080 | 11 | Seahawk Partner Holdings, LLC | 2020-01-21 |
| Central | 2019-092 | 38 | Carolina Development Group NC, LLC | 2020-01-21 |
| Central | 2019-124 | 9 | Gvest Capital, LLC | 2020-01-21 |
| Central | 2019-069 | 7 | Harrison Tucker- CoHab, LLC | 2020-02-17 |
| Central | 2019-080 | 11 | Seahawk Partner Holdings, LLC | 2020-02-17 |
| Central | 2019-138 | 2 | Roma Homes | 2020-02-17 |
| | Total | 997 | | |