



**Planning Services**

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

**Petition No: 2020-027**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: The approximately 78 acres zoned B-1S(CD), CC, MUDD-O, B-1(CD) would allow approximately 172 multi-family dwelling units*

The subject property is commercial, vacant

*Number of students potentially generated under current zoning: 47 student(s) (22 elementary, 8 middle, 17 high).*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The MUDD-O & MX-2(INNOV) zoning seeks to allow up to 1,050 multi-family dwelling units*

*CMS Planning Group: East*

Average Student Yield per Unit: 0. 2717

This development may add 286 student(s) to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2019-20 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20<sup>th</sup> Day Enrollment</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> 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>
CHARLOTTE EAST LANGUAGE ACADEMY	46	54	591	694	85%	184	112%
INDEPENDENCE HIGH	120.5	100	2196	1822	121%	102	126%

The total estimated capital cost of providing the additional school capacity for this new development is \$10,897,000; calculated as follows:

- Elementary School: **133**x \$34,000 = \$4,522,000
- Middle School: **51**x \$37,000 = \$1,887,000
- High School: **102**x \$44,000 = \$4,488,000



**Planning Services**

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

**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 East Planning Group, the projected student impact from approved rezonings from March 2017 to present is 1170 students.**

Planning Group	Petition	Projected Students	Petitioner	Approval Date
East	2017-024	1	Jimmy Royster - Mosaic Development Group	2017-03-20
East	2017-157	57	Essex Homes Southeast, Inc.	2018-01-26
East	2017-153	43	JDSI, LLC by Judson Stringfellow	2018-03-19
East	2017-190	66	C4 Investments, LLC	2018-03-19
East	2017-193	14	Mazen Chakra	2018-04-16
East	2017-201	105	K Sade Ventures	2018-04-16
East	2017-180	166	JS Helms Family Properties, LLC	2018-06-18
East	2018-005	213	Meritage Homes of the Carolinas, Inc.	2018-06-18
East	2018-084	102	Amicus Partners, PLLC	2018-11-19
East	2018-107	30	JDSI, LLC	2018-12-17
East	2018-141	43	Broadstreet Homes - Michael Iagnemma	2019-03-18
East	2018-143	71	LIV Development	2019-04-15
East	2018-154	13	Charlotte-Mecklenburg Housing Partnership, Inc.	2019-04-15
East	2019-062	34	Suncrest Real Estate & Land	2019-10-21
East	2019-074	24	Josh Jolley	2019-10-21
East	2019-087	69	JDSI, LLC	2019-11-18
East	2019-091	9	Ramon Adames	2019-11-18
East	2019-028	84	HHHunt	2019-12-17
East	2019-139	26	JDSI, LLC	2020-02-17
	Total	1170		