



Planning Services

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

Petition No: 2020-070

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 5.8 acres zoned UR-2(CD) would allow approximately 72 multi-family housing units.

The subject property is vacant.

Number of students potentially generated under current zoning: 14 students (8 elementary, 4 middle, 2 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The UR-2(CD) SPA zoning petition seeks to allow up to 150 multi-family housing units.

CMS Planning Group: Central

Average Student Yield per Unit: 0.1990

This development may add 30 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> |
|---------------------------|---------------------------------|--|---------------------------------------|--|--|--|---|
| WESTERLY HILLS ELEMENTARY | 32 | 31 | 492 | 477 | 103% | 16 | 106% |
| WILSON MIDDLE | 35.2 | 39 | 505 | 560 | 90% | 8 | 92% |
| HARDING UNIVERSITY HIGH | 103.0 | 78 | 1560 | 1181 | 132% | 6 | 132% |

The total estimated capital costs of providing the additional school capacity for this new development is \$808,000; calculated as follows:

Elementary School: **16**x \$34,000 = \$544,000

High School: **6**x \$44,000 = \$264,000



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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 Central Planning Group, the projected student impact from approved rezonings from May 2017 to present is **834** students.

| Planning Group | Petition | Projected Students | Petitioner | Approval Date |
|-----------------------|-----------------|---------------------------|---|----------------------|
| 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 |
| Central | 2018-137 | 1 | Lakewood Apartments LLC | 2019-05-20 |
| Central | 2019-005 | 9 | Ardent Acquisitions LLC | 2019-07-15 |



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|---------|--------------|------------|---|------------|
| 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 |
| Central | 2019-159 | TBD | Ed Zepa | 2020-03-16 |
| Central | 2019-165 | TBD | Wood Partners | 2020-03-16 |
| | Total | 834 | | |