



**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: 2020-074**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: approximately 21.08 acres zoned R-3 would allow up to 63 single family units.*

The subject property is vacant.

*Number of students potentially generated under current zoning: 35 students (13 elementary, 8 middle, 14 high).*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The R-8MF(CD) zoning petition seeks to allow up to 91 multi-family units.*

*CMS Planning Group: East*

Average Student Yield per Unit: 0.2541

This development may add 23 students 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> |
|-------------------------|---------------------------------|--|---------------------------------------|--|--|--|---|
| STONEY CREEK ELEMENTARY | 43                              | 39   | 727                                   | 659  | 110%   | 11   | 112%  |
| JAMES MARTIN MIDDLE     | 48                              | 65   | 725                                   | 982  | 74%  | 6  | 74%   |
| VANCE HIGH              | 117                             | 91   | 2017                                  | 1569   | 129%   | 6  | 129%  |

The total estimated capital costs of providing the additional school capacity for this new development is \$638,000; calculated as follows:

Elementary School: **11**x \$34,000 = \$374,000

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



**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.

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 East Planning Group, the projected student impact from approved rezonings from July 2017 to present is 1,675 students.**

| Planning Group | Petition | Projected Students | Petitioner                                      | Approval Date |
|----------------|----------|--------------------|---|---------------|
| 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    |
| East           | 2019-152 | 110                | Spectrum Companies                              | 2020-03-16    |
| East           | 2019-162 | TBD                | Harbor Baptist Church                           | 2020-03-16    |
| East           | 2019-152 | 110                | Spectrum Companies                              | 2020-04-20    |
| East           | 2020-027 | 286                | City of Charlotte and Crosland Southeast        | 2020-06-15    |
|                | Total    | 1675               |   |               |