



Planning Services

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

Petition No: 2020-092

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 90.31 acres zoned MX-1 would allow approximately 538 dwelling units.

The subject property is developed with one single family detached dwelling.

Number of students potentially generated under current zoning: 210 students (87 elementary, 52 middle, 71 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The MX-2 SPA zoning seeks to allow up to 250 single family detached homes and 288 multi-family dwelling units.

CMS Planning Area: East

Average Student Yield per Unit: 0.5494 (single family detached) = **137**
 0.2541 (multi-family) = **73**

This development may add 210 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>
STONEY CREEK ELEMENTARY	43	39	727	659	110%	87	123%
JAMES MARTIN MIDDLE	48	65	725	982	74%	52	78%
ZEBULON VANCE HIGH	117.0	91	2017	1569	129%	71	133%

The total estimated capital cost of providing the additional school capacity for this new development is \$6,082,000; calculated as follows:

Elementary School: **87**x \$34,000 = \$2,958,000

High School: **71**x \$44,000 = \$3,124,000



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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 East Planning Group, the projected student impact from approved rezonings from July 2017 to present is 1675 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		