



**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: 2020-109-Revised**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: approximately 2.33 acres zoned R-3 would allow up to 7 single family units.*

The subject property is vacant.

*Number of students potentially generated under current zoning: 4 students (2 elementary, 1 middle, 1 high).*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The R-8MF (CD) zoning petition seeks to allow up to 18 townhome units.*

*CMS Planning Group: South*

Average Student Yield per Unit: 0.3340

This development may add 6 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>
MCKEE ROAD ELEMENTARY	31.5	31	584	575	102%	3	102%
JAY M. ROBINSON MIDDLE	60.5	53	1215	1064	114%	1	114%
PROVIDENCE HIGH	94.5	88	1992	1855	107%	2	107%

The total estimated capital costs of providing the additional school capacity for this new development is \$227,000; calculated as follows:

- Elementary School: **3**x \$34,000 = \$102,000
- Middle School: **1**x \$37,000 = \$37,000
- High School: **2**x \$44,000 = \$88,000



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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 schools 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 South Planning Group, the projected student impact from approved rezonings from December 2017 to present is 1,399 students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
South	2017-102	4	David Weekley Homes	2017-12-18
South	2017-104	46	Cambridge Properties, Inc.	2017-12-18
South	2017-131	1	Saussy Burbank, LLC	2017-12-18
South	2017-146	6	North State Development, LLC	2018-02-19
South	2017-160	2	Madison Simmons Homes and Communities, LLC	2018-02-19
South	2017-171	44	Century Communities	2018-04-16
South	2017-202	1	Sinacori Builders, LLC	2018-06-18
South	2018-022	3	Kyle Short	2018-07-16
South	2018-044	11	Land Investment Resources, LLC	2018-09-24
South	2018-026	4	Llewellyn Development, LLC	2018-10-15
South	2018-066	2	Anthony Moore	2018-10-15
South	2018-094	2	Hopper Communities, Inc	2018-11-19
South	2018-101	9	Llewellyn Development, LLC	2018-12-17
South	2018-127	5	Blue Azalea-Providence LLC	2019-07-15
South	2019-023	5	Sinacori Builders	2019-07-15
South	2018-142	14	Proffitt Dixon Partners	2019-09-16
South	2019-050	5	Land Growth, LLC	2019-09-16
South	2019-083	2	James M. Howell	2019-10-21
South	2019-068	29	Blu South, LLC	2019-11-21
South	2019-030	114	Continental 475 Fund, LLC	2019-12-18
South	2019-047	47	NR Pinehurst Property Owner, LLC	2019-12-19
South	2019-100	1	Matt Connolly-Pike Properties, LLC	2019-12-23



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South	2019-030	114	Continental 475 Fund, LLC	2020-01-21
South	2019-140	4	C Investments 5, LLC	2020-02-17
South	2019-141	1	Mark Bolous	2020-03-16
South	2019-158	7	MPV Properties	2020-03-16
South	2019-115	827	Northwood Development, LLC	2020-06-15
South	2020-011	4	Souvik Ghosal	2020-06-15
South	2020-024	55	Dominion Realty Partners, LLC	2020-06-15
South	2020-066	10	Yoruk Development Company, Inc	2020-10-19
South	2020-066	10	Yoruk Development	2020-11-16
South	2020-100	10	Delray Ventures, LLC	2020-11-16
	Total	1399		