



**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: 2020-120-Revised**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: approximately 24.74 acres zoned R-3 would allow up to 74 single family units.*

The subject property is developed with three single- family homes and vacant land.

*Number of students potentially generated under current zoning: 38 students (15 elementary, 9 middle, 14 high)*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The R-8MF(CD) zoning petition seeks to allow up to 108 single-family attached units.*

*CMS Planning Group: North*

Average Student Yield per Unit: 0.1812

This development may add 20 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>
PARKSIDE ELEMENTARY	25	39	346	615	64%	12	66%
RIDGE ROAD MIDDLE	70.5	56	1322	1050	126%	5	126%
MALLARD CREEK HIGH	121.0	98	2414	1955	123%	3	124%

The total estimated capital costs of providing the additional school capacity for this new development is \$317,000; calculated as follows:

Middle School: 5x \$37,000 = \$185,000  
 High School: 3x \$44,000 = \$132,000



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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 North Planning Group, the projected student impact from approved rezonings from December 2017 to present is 2,166 students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
North	2017-143	3	JDSI, LLC	2018-01-26
North	2017-150	31	Mattamy Homes	2018-01-26
North	2017-184	29	Sean Brady	2018-03-19
North	2017-135	22	Redwood USA	2018-04-16
North	2017-185	35	High Family Partnership I, LP	2018-04-16
North	2017-133	36	Mattamy Homes (Mallard Creek Rd. Site)	2018-05-21
North	2017-179	32	Davis Development, Inc.	2018-05-21
North	2018-015	182	NVR Inc.	2018-05-21
North	2018-116	3	JDSI, LLC	2019-01-22
North	2018-115	42	JDSI, LLC	2019-02-18
North	2018-134	39	HHHunt	2019-03-18
North	2018-140	11	Profile Management LLC	2019-03-18
North	2019-010	111	JDSI, LLC	2019-04-15
North	2018-132	33	Alliance Residential Company	2019-05-20
North	2018-128	16	James Poutier	2019-09-16
North	2019-039	131	Dependable Development, Inc	2019-09-16
North	2019-061	35	Davis Development, Inc.	2019-10-21
North	2019-078	162	Charter Properties, Inc	2019-11-18
North	2019-032	74	US Developments, Inc	2019-11-18
North	2018-092	32	Contravest Development Partners, LLC	2019-12-16
North	2019-071	162	FH 1524 Sunset Road, LLC	2019-12-20
North	2019-072	104	Ardent Acquisitions, LLC	2019-12-21
North	2019-108	22	J.S. & Associates	2019-12-24
North	2019-009	38	Joseph Rhodes	2020-01-21



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North	2019-131	18	Red Cedar Capital Partners	2020-01-21
North	2019-137	16	Kinger Homes	2020-01-21
North	2019-105	25	The Greenstone Group, LLC	2020-02-17
North	2019-144	22	York Acquisitions, LLC	2020-02-17
North	2019-151	37	Longbranch Development	2020-02-17
North	2019-009	38	Joseph Rhodes	2020-03-16
North	2019-144	22	York Acquisitions, LLC	2020-03-16
North	2019-157	35	ABP Development LLC	2020-03-16
North	2019-164	2	PDAN Holdings, LLC	2020-03-16
North	2019-169	32	Thompson Thrift	2020-03-16
North	2019-181	9	Woda Cooper Development, Inc	2020-05-18
North	2020-008	10	RK Investments Charlotte, LLC	2020-06-15
North	2019-160	83	Meritage Homes of the Carolinas, Inc	2020-07-20
North	2019-177	23	Encore Real Estate	2020-07-20
North	2020-012	34	Bowman Sumner, LLC	2020-07-20
North	2019-160	83	Meritage Homes of the Carolinas, Inc	2020-08-10
North	2019-168	41	Suncrest Real Estate and Land	2020-09-21
North	2019-184	0	Taft Mills Group	2020-09-21
North	2020-048	52	Flournoy Development Group	2020-09-21
North	2020-051	15	M/I Homes of Charlotte, LLC	2020-09-21
North	2020-035	80	CCP University LLC	2020-10-19
North	2020-055	36	RangeWater Real Estate	2020-10-19
North	2020-075	22	Mattamy Homes	2020-10-19
North	2020-084	11	D. R. Horton	2020-10-19
North	2020-087	15	Plainwood, LLC	2020-10-19
North	2020-099	20	D. R. Horton	2020-11-16
	Total	2166		