



Planning Services

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

Petition No: 2020-121

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: approximately 1.10 acres zoned I-1 & R-22MF would allow up to 12 multi-family units

The subject property is developed with eight single- family homes.

Number of students potentially generated under current zoning: 2 students (1 elementary, 1 middle, 0 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The UR-1(CD) zoning seeks to allow up to 15 single- family attached units.

CMS Planning Group: Central

Average Student Yield per Unit: 0.0681

This development may add 1 student 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>
BRUNS AVENUE ELEMENTARY	23.5	39	440	730	60%	0	60%
RANSON MIDDLE	62.5	52	1044	869	120%	0	120%
WEST CHARLOTTE HIGH ¹	90.0	96	1376	1468	94%	1	94%

The following projects are included on the CMS 2017 Bond Projects list, as approved by county voters:

1. Construction of a new high school; to replace the current facility built in 1954

RECOMMENDATION

There is no significant impact on the schools listed above.



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In the Central Planning Group, the projected student impact from approved rezonings from September 2017 to present is 676 students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
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



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Central	2019-005	9	Ardent Acquisitions LLC	2019-07-15
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
Central	2019-126	2	Harrison Tucker	2020-05-18
Central	2019-156	2	Parkwood Plaza, LLC	2020-05-18
Central	2019-178	11	DRB Group	2020-05-18
Central	2020-036	1	Charlotte Planning, Design & Development	2020-05-18
Central	2019-114	111	The Charlotte Mecklenburg Hospital Authority	2020-06-15
Central	2020-003	0	Fairview Builders	2020-06-15
Central	2020-029	TBD	JACO Acquisition	2020-06-15
Central	2019-146	0	ALB Architecture, PA	2020-07-20
Central	2020-002	0	The Drakeford Company	2020-07-20



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Central	2020-004	TBD	Boulevard Real Estate	2020-07-20
Central	2020-006	TBD	JFW Realty, Inc & 501 Associates, LLC	2020-07-20
Central	2020-016	TBD	Nolan Elanz	2020-07-20
Central	2020-018	2	Hopper Communities	2020-07-20
Central	2020-040	2	Alenky Signature Homes	2020-07-20
Central	2020-050	23	Charlotte-Mecklenburg Housing Partnership	2020-07-20
	Total	676		