



**Planning Services**

4421 Stuart Andrew Blvd.  
 Charlotte, NC 28217  
 Phone: 980-343-6246  
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**Petition No: 2020-134**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: zero*

Approximately 26.59 acres is zoned CC. The subject property is vacant.

*Number of students potentially generated under current zoning: zero*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* The CC zoning petition seeks to allow up to 288 multi-family units.

*CMS Planning Group:* West

Average Student Yield per Unit: 0.2584

This development may add 74 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>
WHITEWATER ACADEMY	47	39	816	677	121%	45	<b>126%</b>
WHITEWATER MIDDLE	53.5	56	830	869	96%	19	<b>97%</b>
WEST MECKLENBURG HIGH	87.5	102	1158	1350	86%	10	<b>87%</b>

The total estimated capital cost of providing the additional school capacity for this new development is \$1,530,000; calculated as follows:

Elementary School: **45**x \$34,000 = \$1,530,000



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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 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 West Planning Group, the projected student impact from approved rezonings from November 2017 to present is 1273 students.

<b>Planning Group</b>	<b>Petition</b>	<b>Projected Students</b>	<b>Petitioner</b>	<b>Approval Date</b>
West	2016-120	110	Charter Properties, Inc.	2017-12-18
West	2017-142	42	Judson Stringfellow	2018-02-19
West	2017-187	282	MAGA Development LLC	2018-03-19
West	2017-197	52	The Woda Group, Inc.	2018-04-16
West	2018-028	116	Pollack Shores	2018-06-18
West	2018-037	7	Adam Florenza	2018-07-16
West	2017-112	85	Sweetgrass Residential Partners, LLC	2018-09-24
West	2017-205	38	Pope & Land Enterprises, Inc.	2018-10-15
West	2017-023	152	Madison Capital Group, LLC	2018-11-19
West	2018-054	9	Blue Heel Development	2018-11-19
West	2018-077	3	R2 Development	2018-11-19
West	2018-146	31	NorthState Development, LLC	2019-05-20
West	2019-004	82	C4 Investments, LLC	2019-05-20
West	2019-011	63	Milestone Investments, LLC	2019-05-20
West	2019-016	20	Lennar Carolinas, LLC	2019-05-20
West	2018-110	23	Mattamy Homes	2019-07-15
West	2019-043	100	Diamondback Acquisitions Company, LLC	2019-07-15
West	2019-045	14	Moore's Chapel Holdings, LLC	2019-07-15
West	2019-127	1	Regal Estates, LLC	2020-01-21
West	2019-069	40	Harrison Tucker- CoHab, LLC	2020-03-16
West	2020-014	3	Carolina Builders, LLC	2020-10-19
	<b>Total</b>	<b>1273</b>		
West	2016-056	2938	Crescent Communities, LLC; Lincoln Harris	2016-11-21
	<b>Total</b>	<b>4211</b>	included due to longer expected build-out period.	