



Planning Services

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

Petition No: 2020-145

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: approximately 18.95 acres zoned O-2(CD) would allow approximately zero units.

The subject property is vacant.

Number of students potentially generated under current zoning: zero students

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The UR-2(CD) zoning petition seeks to allow up to 60 single-family attached units and 325 multi-family units (and 70 age-restricted units for a total of 455 units).

CMS Planning Group: South

Average Student Yield per Unit: 0.3340 (60 single-family attached) = 20
 0.3440 (325 multi-family units) = 112

The development may add 132 students 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>
BALLANTYNE ELEMENTARY	48	39	966	785	123%	73	132%
COMMUNITY HOUSE MIDDLE	89.5	58	1930	1251	154%	28	157%
ARDREY KELL HIGH	154.5	96	3352	2083	161%	31	162%

The total estimated capital costs of providing the additional school capacity for this new development is \$4,882,000; calculated as follow:

Elementary School: **73** x \$34,000 = \$2,482,000
 Middle School: **28** x \$37,000 = \$1,036,000
 High School: **31** x \$44,000 = \$1,364,000



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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 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
South	2019-030	114	Continental 475 Fund, LLC	2020-01-21
South	2019-140	4	C Investments 5, LLC	2020-02-17



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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		