



Planning Services

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

Petition No: 2020-148

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: approximately 21.92 acres zoned R-3 would allow approximately 62.22 dwelling units.

The subject property is vacant/ historic house.

Number of students potentially generated under current zoning: 30 students (14 elementary, 8 middle, 8 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The UR-1(CD) zoning seeks to allow up to 86 units (38 single-family detached and 48 single family attached)

CMS Planning Group: North

Average Student Yield per Unit: 0.5220 (Single family detached) = 20
 0.2977 (Single family attached townhomes) = 14

This development may add 34 students to the schools in this area.

The following data is as of 20th Day of the 2019-20 school year.

| Schools Affected | Total Classroom Teachers | Building Classrooms/ Teacher Stations | 20 th Day Enrollment | Building Classroom/A djusted Capacity (Without Mobiles) | 20 th Day, Building Utilization (Without Mobiles) | Additional Students As a result of this development | Utilization As of result of this development (Without Mobiles) |
|------------------------|--------------------------|---------------------------------------|---------------------------------|---|--|---|--|
| BLYTHE ELEMENTARY | 55 | 50 | 918 | 866 | 110% | 22 | 112% |
| J. M. ALEXANDER MIDDLE | 47.2 | 54 | 964 | 1103 | 87% | 5 | 87% |
| NORTH MECKLENBURG HIGH | 123.5 | 108 | 2151 | 1881 | 114% | 7 | 114% |

The total estimated capital cost of providing the additional school capacity for this new development is \$1,056,000; calculated as follows:

Elementary School: **22**x \$34,000 = \$748,000
 High School: **7**x \$44,000 = \$308,000



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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 September 2017 to present is 1,909 students.

| Planning Group | Petition | Projected Students | Petitioner | Approval Date |
|----------------|----------|--------------------|--|---------------|
| North | 2017-096 | 35 | Cambridge-Eastfield, LLC | 2017-10-16 |
| 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 |
| 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 |



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|-------|----------|------|--------------------------------------|------------|
| 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 |
| | Total | 1909 | | |