



Planning Services

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

Petition No: 2021-025 REVISED

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 13.05 acres zoned UR-2(CD) would allow approximately 119 townhomes and R-4 would allow approximately 15 single-family homes.

Number of students potentially generated under current zoning: 28 students (11 elementary, 5 middle, 12 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The UR-2(CD) zoning petitions seeks to allow up to 154 single-family attached units.

CMS Planning Group: East

Average Student Yield per Unit: 0.1698

The development may add 26 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 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>
PINEY GROVE ELEMENTARY	48.5	38	728	570	128%	10	130%
ALBEMARLE ROAD MIDDLE	59.5	51	951	815	117%	4	117%
BUTLER HIGH	103.5	98	1979	1874	106%	12	107%

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

1. Construction of a new elementary school; relieves crowding at Bain, Lebanon Road, and Piney Grove elementary schools.

The total estimated capital costs of providing the additional school capacity for this new development is \$1,016,000 calculated as follow:

Elementary School: **10** x \$34,000 = \$340,000
 Middle School: **4** x \$37,000 = \$148,000
 High School: **12** x \$44,000 = \$528,000



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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 East Planning Group, the projected student impact from approved rezonings from May 2018 to April 2021 is 2153 students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
East	2017-180	166	JS Helms Family Properties, LLC	2018-06-18
East	2018-005	213	Meritage Homes of the Carolinas, Inc.	2018-06-18
East	2018-084	102	Amicus Partners, PLLC	2018-11-19
East	2018-107	30	JDSI, LLC	2018-12-17
East	2018-141	43	Broadstreet Homes - Michael Iagnemma	2019-03-18
East	2018-143	71	LIV Development	2019-04-15
East	2018-154	13	Charlotte-Mecklenburg Housing Partnership, Inc.	2019-04-15
East	2019-062	34	Suncrest Real Estate & Land	2019-10-21
East	2019-074	24	Josh Jolley	2019-10-21
East	2019-087	69	JDSI, LLC	2019-11-18
East	2019-091	9	Ramon Adames	2019-11-18
East	2019-028	84	HHHunt	2019-12-17
East	2019-139	26	JDSI, LLC	2020-02-17
East	2019-152	110	Spectrum Companies	2020-03-16
East	2019-162	TBD	Harbor Baptist Church	2020-03-16
East	2019-152	110	Spectrum Companies	2020-04-20
East	2020-027	286	City of Charlotte and Crosland Southeast	2020-06-15
East	2020-026	38	Union at Tryon, LP	2020-07-20
East	2020-007	74	Erwin Capital	2020-09-21
East	2020-019	14	Dependable Development	2020-09-21
East	2020-021	5	K Sade Ventures, Inc	2020-09-21
East	2020-065	68	Herman E. Ratchford	2020-09-21
East	2020-092	210	K Sade Ventures, Inc	2020-09-21
East	2020-074	21	Redwood USA, LLC	2020-10-19
East	2019-180	51	Justin Adams- Maple Multi-Family Land Use SE, LP	2020-12-21
East	2020-079	10	The Sealy Group, Inc.	2021-02-15
East	2020-125	16	John Nicholls- Accent Homes Carolinas, Inc	2021-02-15
East	2020-137	28	John Clark, Jr.	2021-02-15
East	2020-143	95	Charlotte Water	2021-02-15



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East	2020-146	43	Elmington Capital	2021-02-15
East	2020-152	TBD	Shreeju Hospitality UNCC, LLC	2021-02-15
East	2020-180	54	NRP Properties, LLC	2021-03-15
East	2020-168	4	The Building Agency, LLC	2021-04-19
East	2020-179	1	Agent 89 Properties, LLC	2021-04-19
East	2020-187	7	Sam's Mart	2021-04-19
East	2020-188	24	Shaun Gasparini, True Homes, LLC	2021-04-19
	Total	2153		