



**Planning Services**

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

**Petition No: 2021-045**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: The approximately 19 acres zoned R-3 would allow approximately 57 single family units.*

*Number of students potentially generated under current zoning: 29 students (12 elementary, 7 middle, 10 high).*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The R-17MF(CD) zoning petition seeks to allow up to 285 multi-family units.*

*CMS Planning Group: North*

Average Student Yield per Unit: 0.1225

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

The following data is as of 20<sup>th</sup> Day of the 2020-21 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>
MALLARD CREEK ELEMENTARY	30	40	510	680	75%	15	<b>78%</b>
RIDGE ROAD MIDDLE	70	56	1225	980	125%	8	<b>125%</b>
MALLARD CREEK HIGH	118.5	98	2305	1906	121%	11	<b>121%</b>

The total estimated capital costs of providing the additional school capacity for this new development is \$780,000, calculated as follow:

Middle School: **8** x \$37,000 = \$296,000

High School: **11** x \$44,000 = \$484,000

**RECOMMENDATION**

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned



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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 April 2018 to March 2021 is 2380 students.

<b>Planning Group</b>	<b>Petition</b>	<b>Projected Students</b>	<b>Petitioner</b>	<b>Approval Date</b>
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
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



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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
North	2019-168	41	Suncrest Real Estate and Land	2020-09-21
North	2019-184	0	Taft Mills Group	2020-09-21
North	2020-048	52	Flournoy Development Group	2020-09-21
North	2020-051	15	M/I Homes of Charlotte, LLC	2020-09-21
North	2020-035	80	CCP University LLC	2020-10-19
North	2020-055	36	RangeWater Real Estate	2020-10-19
North	2020-075	22	Mattamy Homes	2020-10-19
North	2020-084	11	D. R. Horton	2020-10-19
North	2020-087	15	Plainwood, LLC	2020-10-19
North	2020-099	20	D. R. Horton	2020-11-16
North	2020-148	34	Bowman Sumner, LLC	2020-12-21
North	2020-086	87	Greystar GP II, LLC	2021-01-19
North	2020-088	57	WSB Retail Partners, LLC	2021-01-19
North	2020-102	25	J.S. & Associates, Inc.	2021-01-19
North	2020-132	12	1124 Galloway, LLC	2021-01-19
North	2020-139	23	Red Cedar Capital Partners	2021-01-19
North	2020-120	20	M/I Homes	2021-02-15
North	2020-166	19	C4 Investments, LLC	2021-02-15
North	2020-162	0	Mt. Island Promenade, LLC	2021-03-15
	<b>Total</b>	<b>2380</b>		