



**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 REVISED**

**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 288 multi-family units.*

*CMS Planning Group: North*

Average Student Yield per Unit: 0.1225

The development may add 35 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%  | 16   | <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 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.



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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 May 2018 to April 2021 is 2401 students.

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



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|       |              |             |   |            |
|-------|--------------|-------------|---|------------|
| 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 |
| North | 2020-150     | 38          | Evolve Acquistition, LLC                  | 2021-04-19 |
| North | 2020-159     | 40          | Bainbridge Communities Acquistitions, III | 2021-04-19 |
|       | <b>Total</b> | <b>2401</b> |   |            |