



Planning Services

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

Petition No: 2021-062

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: zero

The approximately 24.4 acres is zoned I-1(CD)

The subject property is vacant.

Number of students potentially generated under current zoning: zero

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The UR-2(CD) zoning petition seeks to allow up to 90 single family attached units and 325 multi-family units.

CMS Planning Group: Central

Average Student Yield per Unit: 0.0608 (single family attached) = 5
 0.1838 (multi-family units) = 60

The development may add 65 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> |
|-------------------------|---------------------------------|--|---------------------------------------|--|--|--|---|
| REID PARK ELEMENTARY | 24 | 35 | 342 | 499 | 69% | 30 | 74% |
| WILSON STEM ACADEMY | 35 | 39 | 460 | 513 | 90% | 14 | 92% |
| HARDING UNIVERSITY HIGH | 100.5 | 78 | 1491 | 1157 | 129% | 21 | 130% |

The total estimated capital costs of providing the additional school capacity for this new development is \$924,000, calculated as follow:

High School: $21 \times \$44,000 = \$924,000$



Planning Services

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

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 Central Planning Group, the projected student impact from approved rezonings from May 2018 to April 2021 is 851 students.

| Planning Group | Petition | Projected Students | Petitioner | Approval Date |
|-----------------------|-----------------|---------------------------|---|----------------------|
| Central | 2017-183 | 1 | Hopper Communities, Inc. | 2018-05-21 |
| Central | 2018-008 | 3 | The Drakeford Company; Saussy Burbank, LLC | 2018-05-21 |
| Central | 2018-016 | 1 | Michael Loeb | 2018-06-18 |
| Central | 2018-018 | 2 | Unique Southern Estates, LLC | 2018-06-18 |
| Central | 2017-203 | 20 | South End West Syndicate, LLC | 2018-07-16 |
| Central | 2018-036 | 1 | No Fear Investments, LLC | 2018-07-16 |
| Central | 2018-057 | 5 | Shea Homes | 2018-09-24 |
| Central | 2018-060 | 3 | Eid Refaey | 2018-09-24 |
| Central | 2018-023 | 1 | Jason Idilbi | 2018-10-15 |
| Central | 2017-168 | 1 | J.S. & Son's Construction Company, LLC | 2018-11-19 |
| Central | 2018-099 | 6 | Shea Homes | 2018-12-17 |
| Central | 2018-112 | 1 | Michael Loeb | 2018-12-17 |
| Central | 2018-111 | 9 | David Weekley Homes | 2019-01-22 |
| Central | 2018-135 | 4 | Woodlawn Station Holdings LLC | 2019-03-18 |
| Central | 2018-097 | 4 | Stamatis Tsilimos | 2019-04-15 |
| Central | 2018-149 | 20 | West End Investments, LLC | 2019-04-15 |
| Central | 2018-137 | 1 | Lakewood Apartments LLC | 2019-05-20 |
| Central | 2019-005 | 9 | Ardent Acquisitions LLC | 2019-07-15 |
| Central | 2018-163 | 9 | Suncap Property Group LLC | 2019-09-16 |
| Central | 2019-008 | 4 | CoHab LLC | 2019-09-16 |
| Central | 2019-053 | 5 | Hopper Communities | 2019-09-16 |
| Central | 2019-058 | 17 | Housing Authority of the City of Charlotte NC | 2019-09-16 |
| Central | 2019-076 | 4 | Hopper Communities | 2019-10-21 |
| Central | 2018-150 | 30 | TDC Greenville, LLC | 2019-12-16 |
| Central | 2019-098 | 2 | Flagship Healthcare | 2019-12-22 |
| Central | 2019-112 | 1 | Mark Heisig | 2019-12-25 |
| Central | 2019-069 | 7 | Harrison Tucker- CoHab, LLC | 2020-01-21 |
| Central | 2019-080 | 11 | Seahawk Partner Holdings, LLC | 2020-01-21 |
| Central | 2019-092 | 38 | Carolina Development Group NC, LLC | 2020-01-21 |



Planning Services

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

| | | | | |
|---------|----------|-----|--|------------|
| Central | 2019-124 | 9 | Gvest Capital, LLC | 2020-01-21 |
| Central | 2019-069 | 7 | Harrison Tucker- CoHab, LLC | 2020-02-17 |
| Central | 2019-080 | 11 | Seahawk Partner Holdings, LLC | 2020-02-17 |
| Central | 2019-138 | 2 | Roma Homes | 2020-02-17 |
| Central | 2019-159 | TBD | Ed Zepa | 2020-03-16 |
| Central | 2019-165 | TBD | Wood Partners | 2020-03-16 |
| Central | 2019-126 | 2 | Harrison Tucker | 2020-05-18 |
| Central | 2019-156 | 2 | Parkwood Plaza, LLC | 2020-05-18 |
| Central | 2019-178 | 11 | DRB Group | 2020-05-18 |
| Central | 2020-036 | 1 | Charlotte Planning, Design & Development | 2020-05-18 |
| Central | 2019-114 | 111 | The Charlotte Mecklenburg Hospital Authority | 2020-06-15 |
| Central | 2020-003 | 0 | Fairview Builders | 2020-06-15 |
| Central | 2020-029 | TBD | JACO Acquisition | 2020-06-15 |
| Central | 2019-146 | 0 | ALB Architecture, PA | 2020-07-20 |
| Central | 2020-002 | 0 | The Drakeford Company | 2020-07-20 |
| Central | 2020-004 | TBD | Boulevard Real Estate | 2020-07-20 |
| Central | 2020-006 | TBD | JFW Realty, Inc & 501 Associates, LLC | 2020-07-20 |
| Central | 2020-016 | TBD | Nolan Elanz | 2020-07-20 |
| Central | 2020-018 | 2 | Hopper Communities | 2020-07-20 |
| Central | 2020-040 | 2 | Alenky Signature Homes | 2020-07-20 |
| Central | 2020-050 | 23 | Charlotte-Mecklenburg Housing Partnership | 2020-07-20 |
| Central | 2019-111 | TBD | Hive Fitness, LLC | 2020-09-21 |
| Central | 2020-005 | 2 | Ronald Staley, Jr. of Verde Homes, LLC | 2020-09-21 |
| Central | 2020-017 | 32 | Aspen Heights Partners | 2020-09-21 |
| Central | 2020-022 | TBD | Boulevard Real Estate | 2020-09-21 |
| Central | 2020-034 | 44 | Jefferson Apartment Group | 2020-09-21 |
| Central | 2020-039 | 1 | Hinshaw Properties, LLC | 2020-09-21 |
| Central | 2020-054 | 7 | TriPointe Homes | 2020-09-21 |
| Central | 2020-061 | TBD | White Point Partners, LLC | 2020-09-21 |
| Central | 2020-070 | 30 | Elmington Capital Group | 2020-09-21 |
| Central | 2019-167 | 20 | Grubb Management, LLC | 2020-10-19 |
| Central | 2020-059 | 70 | Hanover R.S. Limited Partnership | 2020-10-19 |
| Central | 2020-067 | 2 | Terranova Group, LLC | 2020-10-19 |
| Central | 2020-072 | 2 | Freemore, LLC | 2020-10-19 |
| Central | 2020-089 | 4 | Pulte Group, Inc. | 2020-11-16 |
| Central | 2020-093 | TBD | Griffman Investments, LLC | 2020-11-16 |
| Central | 2020-098 | TBD | AHI 3100, LLC | 2020-11-16 |
| Central | 2020-101 | TBD | White Point Paces Partners, LLC | 2020-11-16 |
| Central | 2020-013 | 9 | Boulevard Real Estate Advisors, LLC | 2020-12-21 |
| Central | 2020-042 | TBD | Boulevard Real Estate Advisors, LLC | 2020-12-21 |
| Central | 2020-052 | 34 | Selwyn Property Group, Inc. | 2020-12-21 |



Planning Services

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

| | | | | |
|---------|--------------|------------|---|------------|
| Central | 2020-076 | 4 | Green Bird Properties, LLC | 2020-12-21 |
| Central | 2020-090 | TBD | Remount, LLC | 2020-12-21 |
| Central | 2020-113 | TBD | Catalyst Capital | 2020-12-21 |
| Central | 2020-115 | TBD | Crosland Southeast | 2020-12-21 |
| Central | 2020-124 | 4 | Mission Properties | 2020-12-21 |
| Central | 2020-105 | 1 | Matt Connolly- White Zombie, LLC | 2021-01-19 |
| Central | 2020-107 | 2 | Drakeford Communities | 2021-01-19 |
| Central | 2020-121 | 1 | James Doyle- Chamberlain Townhomes, LLC | 2021-01-19 |
| Central | 2020-126 | TBD | Carolina Capital Real Estate Partners | 2021-01-19 |
| Central | 2020-129 | TBD | Providence Group Capital, LLC | 2021-01-19 |
| Central | 2020-131 | TBD | John Nichols | 2021-01-19 |
| Central | 2020-138 | 0 | Rosemary Burt | 2021-01-19 |
| Central | 2020-140 | 0 | RJS Properties, Inc. | 2021-01-19 |
| Central | 2020-149 | TBD | White Point Partners | 2021-01-19 |
| Central | 2020-127 | TBD | RAM Realty Advisors | 2021-02-15 |
| Central | 2020-128 | 0 | MRL Holdings, LLC | 2021-02-15 |
| Central | 2020-151 | 55 | Range Water Real Estate | 2021-02-15 |
| Central | 2020-154 | TBD | Carolina Urban Properties, LTD | 2021-02-15 |
| Central | 2020-158 | 1 | Revolve Residential | 2021-02-15 |
| Central | 2020-169 | 16 | Charlotte-Mecklenburg Housing Partnership | 2021-02-15 |
| Central | 2020-083 | 3 | The Keith Corporation | 2021-03-15 |
| Central | 2020-167 | 4 | Hopper Communities | 2021-03-15 |
| Central | 2020-170 | 1 | Sree Properties | 2021-03-15 |
| Central | 2020-174 | 1 | MOD CLT, LLC | 2021-03-15 |
| Central | 2020-172 | 1 | Alex Bansenberg | 2021-04-19 |
| Central | 2020-185 | TBD | Providence Group Capital, LLC | 2021-04-19 |
| Central | 2020-190 | 60 | Northwood Ravin | 2021-04-19 |
| Central | 2020-200 | 37 | Elmington Capital Group | 2021-04-19 |
| | Total | 851 | | |