



Planning Services

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

Petition No: 2021-081

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 15.976 acres zoned RE-3(O) would allow approximately 310 multi-family units.

The subject property is vacant.

Number of students potentially generated under current zoning: 38 students (17 elementary, 9 middle, 12 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The RE-3(O) SPA zoning petition seeks to allow up to 135 single family attached units.

CMS Planning Group: North

Average Student Yield per Unit: 0.1812

The development may add 24 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> |
|--------------------------|---------------------------------|--|---------------------------------------|--|--|--|---|
| MALLARD CREEK ELEMENTARY | 30 | 40 | 510 | 680 | 75% | 14 | 78% |
| RIDGE ROAD MIDDLE | 70 | 56 | 1225 | 980 | 125% | 6 | 125% |
| MALLARD CREEK HIGH | 118.5 | 98 | 2305 | 1906 | 121% | 4 | 121% |

The total estimated capital costs of providing the additional school capacity for this new development is \$398,000, calculated as follow:

Middle School: **6** x \$37,000 = \$222,000
 High School: **4** x \$44,000 = \$176,000



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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 July 2018 to June 2021 is 2053 students.

| Planning Group | Petition | Projected Students | Petitioner | Approval Date |
|-----------------------|-----------------|---------------------------|--------------------------------------|----------------------|
| 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 | 2019-131 | 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 | 2019-151 | 37 | Longbranch Development | 2020-02-17 |
| 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 | 2019-177 | 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 |



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|-------|--------------|-------------|---|------------|
| 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 |
| North | 2020-122 | 70 | MVP Equities Corporation | 2021-05-17 |
| North | 2021-024 | 1 | Carlevatti Holdings, LLC | 2021-05-17 |
| North | 2021-030 | 12 | Lucern Capital Partners | 2021-06-21 |
| | Total | 2053 | | |