



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 140 single family attached units.

CMS Planning Group: North

Average Student Yield per Unit: 0.1812

The development may add 25 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%	15	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 August 2018 to July 2021 is 2162 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
North	2021-027	25	Evergreen Living	2021-07-19
North	2021-039	48	Crescent Communities, LLC	2021-07-19
North	2021-041	1	Pareshkumar Patel	2021-07-19
North	2021-045	35	Madison Capital Group, LLC	2021-07-19
	Total	2162		