

Petition No: 2021-117

IMPACT UNDER CURRENT ZONING

The number of housing units allowed under current zoning: approximately 21.4 acres zoned R-15MF(CD) would allow 321 multi-family units.

The subject property is residential.

Number of students potentially generated under current zoning: 106 students (58 elementary, 28 middle, 20 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The R-22 (MF) zoning petition seeks to allow up to 470 multi-family units

CMS Planning Group: West

Average Student Yield per Unit: 0.3303

This development may add **155** students to the schools in this area.

The following data is as of the 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>
LAKE WYLIE ELEMENTARY	40.00	39	610	595	103%	85	115%
SOUTHWEST MIDDLE	78	56	1383	993	139%	41	143%
OLYMPIC HIGH ¹	134.5	107	2479	1972	126%	29	127%

This project is included on the CMS 2017 Bond Projects list, as approved by county voters:

1. Construction of a new 100 classroom school; relieves crowding at Olympic HS

The total estimated capital costs of providing the additional school capacity for this new development is **\$5,683,000**; calculated as follows:

Elementary School: **85**x \$34,000 = \$2,890,000
 Middle School: **41**x \$37,000 = \$1,517,000
 High School: **29**x \$44,000 = \$1,276,000



Planning Services

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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 West Planning Group, the projected student impact from approved rezonings from August 2018 to July 2021 is 1290 students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
West	2017-112	85	Sweetgrass Residential Partners, LLC	2018-09-24
West	2017-205	38	Pope & Land Enterprises, Inc.	2018-10-15
West	2017-023	152	Madison Capital Group, LLC	2018-11-19
West	2018-054	9	Blue Heel Development	2018-11-19
West	2018-077	3	R2 Development	2018-11-19
West	2018-146	31	NorthState Development, LLC	2019-05-20
West	2019-004	82	C4 Investments, LLC	2019-05-20
West	2019-011	63	Milestone Investments, LLC	2019-05-20
West	2019-016	20	Lennar Carolinas, LLC	2019-05-20
West	2018-110	23	Mattamy Homes	2019-07-15
West	2019-043	100	Diamondback Acquisitions Company, LLC	2019-07-15
West	2019-045	14	Moores Chapel Holdings, LLC	2019-07-15
West	2019-127	1	Regal Estates, LLC	2020-01-21
West	2020-014	3	Carolina Builders, LLC	2020-12-21
West	2019-128	207	Pulte Group, Inc.	2020-12-21
West	2019-037	24	Jay Kamdar	2021-01-19
West	2019-089	209	Alpa Parmar	2021-01-19
West	2020-153	73	9900 Mount Holly Road, LLC	2021-03-15
West	2020-134	111	Impact, LLC	2021-04-19
West	2021-015	4	Exponential Development, LLC	2021-06-21
West	2021-035	38	Argosy Real Estate Partners IV, LLC	2021-07-19
	Total	1290		
West	2016-056	2938	Crescent Communities, LLC; Lincoln Harris	2016-11-21
	Total	4228	included due to longer expected build-out period.	