



**Planning Services**

4421 Stuart Andrew Blvd.  
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**Petition No: 2021-119**

**IMPACT UNDER CURRENT ZONING**

*The number of housing units allowed under current zoning: approximately 30.16 acres zoned R-3 would allow 19 single family attached.*

The subject property is institutional/vacant.

*Number of students potentially generated under current zoning: 3 students (1 elementary, 1 middle, 1 high)*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The MX-2 INNOV zoning petition seeks to allow up to 165 multi-family units*

*CMS Planning Group: West*

Average Student Yield per Unit: 0.3303

This development may add **54** students to the schools in this area.

The following data is as of the 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>
TUCKASEEGEE ELEMENTARY	39.00	35	584	524	111%	30	<b>117%</b>
WHITEWATER MIDDLE	51.5	56	804	874	92%	14	<b>94%</b>
WEST MECKLENBURG HIGH	79.5	102	1069	1372	78%	10	<b>79%</b>

The total estimated capital costs of providing the additional school capacity for this new development is **\$1,020,000**; calculated as follows:

Elementary School:  $30 \times \$34,000 = \$1,020,000$

**RECOMMENDATION**



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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.

<b>Planning Group</b>	<b>Petition</b>	<b>Projected Students</b>	<b>Petitioner</b>	<b>Approval Date</b>
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	Moore's 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
	<b>Total</b>	<b>1290</b>		
West	2016-056	2938	Crescent Communities, LLC; Lincoln Harris	2016-11-21
	<b>Total</b>	<b>4228</b>	included due to the long-expected build-out period.	