



**Planning Services**

4421 Stuart Andrew Blvd.  
 Charlotte, NC 28217  
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**Petition No: 2021-119 Revised- CORRECTED**

**IMPACT UNDER CURRENT ZONING**

*The number of housing units allowed under current zoning: total site size 30.16 acres with R-3 section would allow 19 detached single family units and MX-2 section would allow 77 detached single family units and 374 single family attached units.*

The subject property is institutional/vacant.

*Number of students potentially generated under current zoning: 112 students (47 elementary, 32 middle, 33 high).*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The MX-2 INNOV zoning petition seeks to allow up to 160 single-family attached units (townhomes).*

*CMS Planning Group: West*

Average Student Yield per Unit: 0.1482

This development may add **24** 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%	10	<b>113%</b>
WHITEWATER MIDDLE	51.5	56	804	874	92%	8	<b>93%</b>
WEST MECKLENBURG HIGH	79.5	102	1069	1372	78%	6	<b>78%</b>

The total estimated capital costs of providing the additional school capacity for this new development is **\$340,000**; calculated as follows:

Elementary School: **10** x \$34,000 = \$340,000



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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 school 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 December 2018 to November 2021 is 1005 students.

<b>Planning Group</b>	<b>Petition</b>	<b>Projected Students</b>	<b>Petitioner</b>	<b>Approval Date</b>
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
West	2021-036	2	Optimistic Venture Group, LLC	2021-09-20
	<b>Total</b>	<b>1169</b>		
West	2016-056	2938	Crescent Communities, LLC; Lincoln Harris	2016-11-21
	<b>Total</b>	<b>4107</b>	included due to longer expected build-out period.	