



Planning Services

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

Petition No: 2021-125

IMPACT UNDER CURRENT ZONING

The number of housing units allowed under current zoning: approximately 120 acres zoned R-3, R-4, BD would allow 368 single family detached.

The subject property is residential and agricultural.

Number of students potentially generated under current zoning: 206 students (77 elementary, 45 middle, 84 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The MX-2(INNOV) zoning petition seeks to allow up to 135 single family attached and 390 single family detached.

CMS Planning Group: East

Average Student Yield per Unit: 0.1698 (single family attached) = 23
 0.5593 (single family detached) = 218

This development may add **241** 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>
STONE CREEK ELEMENTARY	43.00	39	709	643	110%	91	123%
JAMES MARTIN MIDDLE	42.5	65	681	1042	65%	51	70%
JULIUS L. CHAMBERS HIGH	114.6	91	1997	1586	126%	99	131%

The total estimated capital costs of providing the additional school capacity for this new development is **\$7,450,000**; calculated as follows:

Elementary School: **91**x \$34,000 = \$3,094,000
 High School: **99**x \$44,000 = \$4,356,000



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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 East Planning Group, the projected student impact from approved rezonings from August 2018 to July 2021 is 1944 students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
East	2018-084	102	Amicus Partners, PLLC	2018-11-19
East	2018-107	30	JDSI, LLC	2018-12-17
East	2018-141	43	Broadstreet Homes - Michael Iagnemma	2019-03-18
East	2018-143	71	LIV Development	2019-04-15
East	2018-154	13	Charlotte-Mecklenburg Housing Partnership, Inc.	2019-04-15
East	2019-062	34	Suncrest Real Estate & Land	2019-10-21
East	2019-074	24	Josh Jolley	2019-10-21
East	2019-087	69	JDSI, LLC	2019-11-18
East	2019-091	9	Ramon Adames	2019-11-18
East	2019-028	84	HHHunt	2019-12-17
East	2019-139	26	JDSI, LLC	2020-02-17
East	2019-162	TBD	Harbor Baptist Church	2020-03-16
East	2019-152	110	Spectrum Companies	2020-04-20
East	2020-027	286	City of Charlotte and Crosland Southeast	2020-06-15
East	2020-026	38	Union at Tryon, LP	2020-07-20
East	2020-007	74	Erwin Capital	2020-09-21
East	2020-019	14	Dependable Development	2020-09-21
East	2020-021	5	K Sade Ventures, Inc	2020-09-21
East	2020-065	68	Herman E. Ratchford	2020-09-21
East	2020-092	210	K Sade Ventures, Inc	2020-09-21
East	2020-074	21	Redwood USA, LLC	2020-10-19
East	2019-180	51	Justin Adams- Maple Multi-Family Land Use SE, LP	2020-12-21
East	2020-079	10	The Sealy Group, Inc.	2021-02-15
East	2020-125	16	John Nicholls- Accent Homes Carolinas, Inc	2021-02-15
East	2020-137	28	John Clark, Jr.	2021-02-15
East	2020-143	95	Charlotte Water	2021-02-15
East	2020-146	43	Elmington Capital	2021-02-15
East	2020-152	TBD	Shreeju Hospitality UNCC, LLC	2021-02-15



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East	2020-180	54	NRP Properties, LLC	2021-03-15
East	2020-168	4	The Building Agency, LLC	2021-04-19
East	2020-179	1	Agent 89 Properties, LLC	2021-04-19
East	2020-187	7	Sam's Mart	2021-04-19
East	2020-188	24	Shaun Gasparini, True Homes, LLC	2021-04-19
East	2021-017	14	Charlotte-Mecklenburg Housing Partnership	2021-05-17
East	2020-160	103	Aldersgate United Methodist Retirement Community	2021-07-19
East	2021-025	26	NVR, Inc	2021-07-19
East	2021-040	34	Mattamy Homes	2021-07-19
East	2021-047	103	Carolyn Associates Owner, LLC	2021-07-19
	Total	1944		