



Planning Services

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

Petition No: 2021-174

IMPACT UNDER CURRENT ZONING

The number of housing units allowed under current zoning: approximately 36.732 acres zoned R-12MF and R-4 would allow 133 multi-family units and 84 single family detached units.

The subject property is single-family residential and vacant commercial property.

Number of students potentially generated under current zoning: 99 students (49 elementary, 22 middle, 28 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The UR-C & UR-2(CD) zoning petition seeks to allow up to 250 single family attached units.

CMS Planning Group: South

Average Student Yield per Unit: 0.3340

This development may add 84 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>
STERLING ELEMENTARY	43.00	36	757	634	119%	39	125%
QUAIL HOLLOW MIDDLE	70.5	57	1286	1040	124%	16	125%
SOUTH MECKLENBURG HIGH	167.0	125	3202	2397	134%	29	134%

The total estimated capital costs of providing the additional school capacity for this new development is **\$3,194,000**; calculated as follows:

Elementary School: **39**x \$34,000 = \$1,326,000
 Middle School: **16**x \$37,000 = \$592,000
 High School: **29**x \$44,000 = \$1,276,000



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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 South Planning Group, the projected student impact from approved rezonings from November 2018 to October 2021 is 1532 students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
South	2018-094	2	Hopper Communities, Inc	2018-11-19
South	2018-101	9	Llewellyn Development, LLC	2018-12-17
South	2018-127	5	Blue Azalea-Providence LLC	2019-07-15
South	2019-023	5	Sinacori Builders	2019-07-15
South	2018-142	14	Proffitt Dixon Partners	2019-09-16
South	2019-050	5	Land Growth, LLC	2019-09-16
South	2019-083	2	James M. Howell	2019-10-21
South	2019-068	29	Blu South, LLC	2019-11-21
South	2019-047	47	NR Pinehurst Property Owner, LLC	2019-12-19
South	2019-100	1	Matt Connolly-Pike Properties, LLC	2019-12-23
South	2019-030	114	Continental 475 Fund, LLC	2020-01-21
South	2019-140	4	C Investments 5, LLC	2020-02-17
South	2019-141	1	Mark Bolous	2020-03-16
South	2019-158	7	MPV Properties	2020-03-16
South	2019-115	827	Northwood Development, LLC	2020-06-15
South	2020-011	4	Souvik Ghosal	2020-06-15
South	2020-024	55	Dominion Realty Partners, LLC	2020-06-15
South	2020-066	10	Yoruk Development	2020-11-16
South	2020-100	10	Delray Ventures, LLC	2020-11-16
South	2020-073	6	Blue Azalea	2020-12-21
South	2020-109	6	Lewis RE Group, LLC	2021-02-15
South	2020-145	132	Crescent Communities	2021-02-15
South	2020-068	81	Levine Properties, Inc	2021-03-15
South	2020-103	15	Fielding Homes/ DRB Group	2021-04-19
South	2020-195	9	Smith Southeast Development, Inc.	2021-04-19
South	2021-023	14	Carolina Properties	2021-05-17
South	2021-043	2	Robert Allen	2021-07-19
South	2021-052	12	Woodlawn Community Fellowship, Inc	2021-09-20



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South	2021-074	TBD	Ardent Acquisitions, LLC	2021-10-18
South	2021-086	104	JAG Development Company, LLC	2021-10-18
	Total	1532		