



Planning Services

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

Petition No: 2021-195

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 60.65 acres zoned MUDD-O would allow: 270 multi-family units.

The subject property is vacant.

Number of students potentially generated under current zoning: 89 students (49 elementary, 24 middle, 16 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The MUDD-O-SPA zoning petition seeks to allow up to 420 multi-family units.

CMS Planning Group: West

Average Student Yield per Unit: 0.3303

This development may add 139 students to the schools in this area.

The following data is as of 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>
STEELE CREEK ELEMENTARY	35.00	33	585	552	106%	76	118%
KENNEDY MIDDLE	57	45	1034	816	127%	37	131%
OLYMPIC HIGH ¹	134.5	107	2479	1972	126%	26	127%

The total estimated capital costs of providing the additional school capacity for this new development is **\$5,097,000**; calculated as follows:

- Elementary School: **76**x \$34,000 = \$2,584,000
- Middle School: **37**x \$37,000 = \$1,369,000
- High School¹: **26**x \$44,000 = \$1,144,000

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

1. Construction of a new school to relieve crowding at Olympic High opening Fall 2022 with boundaries approved November 9, 2021. Assignment for this location remains at Olympic High.



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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 December 2018 to November 2021 is 1005 students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
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
	Total	1005		
West	2016-056	2938	Crescent Communities, LLC; Lincoln Harris	2016-11-21
	Total	3943	included due to longer expected build-out period.	