



**Planning Services**

4421 Stuart Andrew Blvd.  
 Charlotte, NC 28217  
 Phone: 980-343-6246  
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**Petition No: 2021-215**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: the approximately 102 acres zoned CC and I-1 would allow unknown number of housing units in CC zoned section and no housing units in I-1 section.*

The subject property is vacant and a pump station.

*Number of students potentially generated under current zoning: unknown number of students.*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The MX-2 zoning petition seeks to allow up to 810 single-family attached units OR multi-family housing units.*

*CMS Planning Group: West*

Average Student Yield per Unit: 0.3303 (***Worst Case Scenario multi-family***)

This development may add 267 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2020-21 school year.

Schools Affected	Total Classroom Teachers	Building Classrooms/ Teacher Stations	20 <sup>th</sup> Day Enrollment	Building Classroom/ Adjusted Capacity (Without Mobiles)	20 <sup>th</sup> Day, Building Utilization (Without Mobiles)	Additional Students As a result of this development	Utilization As of result of this development (Without Mobiles)
RIVER OAKS ACADEMY	35.00	39	563	627	90%	146	108%
COULWOOD MIDDLE	44.75	47	680	714	95%	71	104%
WEST MECKLENBURG HIGH	79.5	102	1069	1372	78%	50	81%

The total estimated capital cost of providing the additional school capacity for this new development is \$7,591,000; calculated as follows:

Elementary School: **146**x \$34,000 = \$4,964,000

Middle School: **71**x \$37,000 = \$2,627,000



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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 West Planning Group, the projected student impact from approved rezonings from January 2019 to December 2021 is 1160 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
West	2021-117	155	Jeffrey Weiskopf	2021-12-20
	<b>Total</b>	<b>1160</b>		
West	2016-056	2938	Crescent Communities, LLC; Lincoln Harris	2016-11-21
	<b>Total</b>	<b>4098</b>	included due to longer expected build-out period.	