

Petition No: 2021-213 – REVISION (highlighted)

IMPACT UNDER CURRENT ZONING

Current zoning: R-12MF(CD).

Current number of units: 266 multi-family units.

Number of students potentially generated under current zoning: 92 students (55 elementary, 19 middle, 19 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed zoning: R-12(CD) SPA.

Proposed number of units: 278 new multi-family units are being added. Of the original 266 multi-family units, 66 units are being removed, leaving 200 of the original units. The net number of units added is therefore 212.

CMS Planning Group: South

Average Student Yield per Unit: 0.3440

The net added units may add 73 students to the schools in this area (42 elementary, 15 middle, 15 high). The total may be lower since the 66 units that are being removed are 44 2BR units and 22 3BR units.

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

Schools Affected	Total Classroom Teachers	Building Classrooms/ Teacher Stations	20 th Day Enrollment	Building Classroom/ Adjusted Capacity (Without Mobiles)	20 th Day, Building Utilization (Without Mobiles)	Additional Students As a result of this development	Utilization As of result of this development (Without Mobiles)
ELIZABETH LANE ELEMENTARY	55	35	907	577	157%	42	164%*
SOUTH CHARLOTTE MIDDLE	43	40	892	830	108%	15	109%
PROVIDENCE HIGH	96	88	2003	1836	109%	15	110%

**Elizabeth Lane is being relieved by a new elementary school opening in Fall 2022, which will reduce utilization at this school.*

The total estimated capital costs of providing the additional school capacity for this new development is **\$3,788,000**; calculated as follows:

Elementary School: **42**x \$34,000 = \$1,428,000

Middle School: **15**x \$37,000 = \$555,000

High School: **15**x \$44,000 = \$660,000

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 January 2019 to December 2021 is 1536 students.

Planning Group	Petition	Projected Students	Petitioner	Approval Date
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
South	2021-074	TBD	Ardent Acquisitions, LLC	2021-10-18



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South	2021-086	104	JAG Development Company, LLC	2021-10-18
South	2021-082	2	Kinger Homes, LLC	2021-11-15
South	2021-094	11	Icon Custom Masonry, Inc.	2021-11-15
South	2021-104	2	The Beechwood Organization	2021-11-15
	Total	1536		