



Planning Services

4421 Stuart Andrew Blvd.
 Charlotte, NC 28217
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Petition No: 2021-256 Revised

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 150.775 acres zoned R-6(CD), R-3 and R-4 would allow 489 single family residential

Number of students potentially generated under current zoning: 273 students (102 elementary, 59 middle, 112 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The MX-2 zoning petition seeks to allow up to 319 single family detached, 146 single family attached and 154 multi-family units

CMS Planning Group: East

Average Student Yield per Unit: 0.5593 (single family detached) = 178
 0.1698 (single family attached) = 25
 0.2720 (multi-family units) = 42

This development may add 245 students to the schools in this area.

The following data is as of 20th Day of the 2022-23 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>
NEWELL ELEMENTARY ¹	40.00	39	699	682	103%	97	115%
MARTIN LUTHER KING, JR. MIDDLE	55.3	58	931	976	95%	54	101%
JULIUS L. CHAMBERS HIGH	122.0	91	2224	1659	134%	94	140%

1 As part of the 2017 Bond, Newell Elementary is scheduled for relief in the 2023-24 school year.

The total estimated capital costs of providing the additional school capacity for this new development is **\$9,432,000**; calculated as follows:

Elementary School: **97**x \$34,000 = \$3,298,000
 Middle School: **54**x \$37,000 = \$1,998,000
 High School: **94**x \$44,000 = \$4,136,000



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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.