



Planning Services

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

Petition No: 2022-036 Revised

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 28.92 acres zoned CC would allow 101 multi-family units

Number of students potentially generated under current zoning: 27 students (13 elementary, 7 middle, 7 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The CC zoning petition seeks to allow up to 325 multi-family units

CMS Planning Group: East

Average Student Yield per Unit: 0.2720

This development may add 88 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>
REEDY CREEK ELEMENTARY ¹	57.50	40	1005	699	144%	44	149%
NORTHRIDGE MIDDLE	57.5	54	1088	1022	106%	22	108%
ROCKY RIVER HIGH	92.0	100	1643	1786	93%	22	93%

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

1. New 45 classroom school; relieves overcrowding at Hidden Valley, J. W. Grier and Newell elementary schools.

*Grove Park Elementary School opens for the 2023-24 school year and as a result Reedy Creek will be relieved.

*The total estimated capital costs of providing the additional school capacity for this new development is \$2,310,000, calculated as follow:

Elementary School: **44** x \$34,000 = \$1,496,000

Middle School: **22** x \$37,000 = \$814,000



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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 school 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.