



**Planning Services**

4421 Stuart Andrew Blvd.  
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**Petition No: 2022-037**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: the approximately 1.64 acres zoned NS, O-2, B-1 would allow up to 35 single family detached*

*Number of students potentially generated under current zoning: 17 students (10 elementary, 3 middle, 4 high)*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The MUDD-O zoning petition seeks to allow up 300 multi-family units*

*CMS Planning Group: Central*

Average Student Yield per Unit: 0.1838

This development may add 55 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2021-22 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20<sup>th</sup> Day Enrollment</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> 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>
DILWORTH (SEDFIELD CAMPUS K-2)	23.50	42	344	615	56%	27	61%
DILWORTH (LATTA CAMPUS 3-5)	15.00	28	264	493	54%		
SEDFIELD MIDDLE	30.8	45	508	742	68%	13	71%
MYERS PARK HIGH <sup>1</sup>	168.5	140	3539	2940	120%	15	121%

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

1. Construction of a new 125 classroom high school; relieves crowding at South Mecklenburg, Ardrey Kell and Myers Park High schools.

\*The total estimated capital costs of providing the additional school capacity for this new development is \$660,000, calculated as follow:

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



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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.