



**Planning Services**

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

**Petition No: 2022-070**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: the approximately 31.41 acres zoned BP would allow zero units*

*Number of students potentially generated under current zoning: zero students*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The MUDD (CD) zoning petition seeks to allow up to 30 single family attached and 360 multi-family units*

*CMS Planning Group: North*

Average Student Yield per Unit: 0.1812 single family attached = 5  
 0.1225 multi-family = 44

This development may add 49 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>
BLYTHE ELEMENTARY	49.50	50	855	864	99%	23	101%
J. M. ALEXANDER MIDDLE	50.8	54	856	910	94%	11	96%
NORTH MECKLENBURG HIGH	118.5	108	2095	1909	110%	15	111%

\*The total estimated capital costs of providing the additional school capacity for this new development is \$1,442,000, calculated as follow:

Elementary School: **23** x \$34,000 = \$782,000

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.