



**Planning Services**

4421 Stuart Andrew Blvd.  
 Charlotte, NC 28217  
 Phone: 980-343-6246  
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**Petition No: 2022-096**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: the approximately 33.03 acres zoned R-3, B-1, O-1 and B-1 (CD) would allow 30 single family detached and 106 multi family units*

*Number of students potentially generated under current zoning: 28 Students (12 elementary, 7 middle, 9 high)*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The UR-2 (CD) zoning petition seeks to allow up to 345 single family attached  
 CMS Planning Group: North*

Average Student Yield per Unit: 0.1812

This development may add 62 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2022-23 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>
STONEY CREEK ELEMENTARY	45.50	39	743	637	117%	37	122%
JAMES MARTIN MIDDLE	42	65	713	1103	65%	15	66%
JULIUS L. CHAMBERS (VANCE) HIGH	122.0	91	2224	1659	134%	10	134%

\*The total estimated capital costs of providing the additional school capacity for this new development is \$1,698,000, calculated as follow:

Elementary School: **37** x \$34,000 = \$1,258,000  
 High School: **10** x \$44,000 = \$440,000



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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.