

Petition No: 2022-119

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 9.2 acres zoned R-3 would allow 28 single family detached units

Number of students potentially generated under current zoning: 14 students (5 elementary, 4 middle, 5 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The UR-3 (CD) zoning petition seeks to allow up to 285 Multi family

CMS Planning Group: North

Average Student Yield per Unit: 0.1225

This development may add 35 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> |
|-------------------------|---------------------------------|--|---------------------------------------|--|--|--|---|
| CROFT COMMUNITY SCHOOL | 28 | 39 | 406 | 566 | 72% | 15 | 74% |
| RIDGE ROAD MIDDLE | 57.5 | 56 | 999 | 973 | 103% | 8 | 103% |
| MALLARD CREEK HIGH | 111 | 98 | 2185 | 1929 | 113% | 12 | 113% |

*The total estimated capital costs of providing the additional school capacity for this new development is \$824,000, calculated as follow:

Middle School:

$$8 \times \$37,000 = \$296,000$$

High School:

$$12 \times \$44,000 = \$528,000$$



Planning Services

4421 Stuart Andrew Blvd.

Charlotte, NC 28217

Phone: 980-343-6246

Email: planning@cms.k12.nc.us

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.