

Petition No: 2022-121 – Revised

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 53.07 acres zoned N1-A would allow 159 single family detached housing units.

Number of students potentially generated under current zoning: 101 students (43 elementary, 23 middle, 35 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The UR-2(CD) zoning petition seeks to allow up to 140 single family attached dwellings and 500 multi-family dwellings. Assuming the worst-case scenario of no age-restricted housing units in Development Areas A and B.

CMS Planning Group: South

Average Student Yield per Unit: 0.3340 (single family attached) = 45
 0.3440 (multi-family units) = 170

This development may add 215 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>
MCALPINE ELEMENTARY	33.00	35	573	608	94%	119	109%
SOUTH CHARLOTTE MIDDLE	41	40	808	788	103%	44	107%
SOUTH MECKLENBURG HIGH ^{1,2}	170.0	125	3344	2459	136%	52	137%

Notes:

1. Construction of a new high school; relieves crowding at South Mecklenburg, Ardrey Kell and Myers Park High schools. Relief high school opening the 2024-25 school year.
2. Petition site will be assigned to the Relief High School starting the 2024-25 school year.



Planning Services

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*The total estimated capital costs of providing the additional school capacity for this new development is \$5,674,000, calculated as follow:

Elementary School:	119 x \$34,000 = \$4,046,000
Middle School:	44 x \$37,000 = \$1,628,000

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 schools 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.