



**Planning Services**

4421 Stuart Andrew Blvd.  
 Charlotte, NC 28217  
 Phone: 980-343-6246  
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**Petition No: 2022-191**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: the approximately 4.86 acres zoned R-3 would allow zero units*

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

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The R-8 (CD) zoning petition seeks to allow up to 32 single family attached  
 CMS Planning Group: East*

Average Student Yield per Unit: 0.1698

This development may add 5 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>
REEDY CREEK ELEMENTARY <sup>1</sup>	57.50	40	1005	699	144%	2	144%
NORTHRIDGE MIDDLE	57.5	54	1088	1022	106%	1	106%
ROCKY RIVER HIGH	92.0	100	1643	1786	92%	2	92%

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

1. New 45 classroom school; relieves overcrowding at Hidden Valley, J. W. Grier, Newell elementary schools

\*Grove Park Elementary School opens for the 2023-24 school year and as a result Reedy Creek will be relieved.

\*The total estimated capital costs of providing the additional school capacity for this new development is \$105,000, calculated as follow:

Elementary School:                    **2** x \$34,000 = \$68,000  
 Middle School:                        **1** x \$37,000 = \$37,000



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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.