

Petition No: 2022-203

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 4.21 acres zoned R-3 would allow up to 12 single family detached homes

Number of students potentially generated under current zoning: 8 students (3 elementary, 2 middle, 3 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The R-8MF(CD) zoning petition seeks to allow up to 16 single family attached

CMS Planning Group: South

Average Student Yield per Unit: 0.3340

This development may add 5 students to the schools in this area.

The following data is as of 20th Day of the 2022-23 school year.

Schools Affected	Total Classroom Teachers	Building Classrooms/ Teacher Stations	20 th Day Enrollment	Building Classroom/ Adjusted Capacity (Without Mobiles)	20 th Day, Building Utilization (Without Mobiles)	Additional Students As a result of this development	Utilization As of result of this development (Without Mobiles)
PINEVILLE ELEMENTARY	45.50	39	771	661	117%	2	117%
QUAIL HOLLOW MIDDLE	67.5	57	1144	966	118%	1	118%
SOUTH MECKLENBURG HIGH ¹	170.0	125	3344	2459	136%	2	136%

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

1. Construction of a new 125 classroom high school; relieves crowding at South Mecklenburg, Ardrey Kell and Myers Park High schools.

*The total estimated capital costs of providing the additional school capacity for this new development is \$193,000, calculated as follow:

Elementary School:	2 x \$34,000 = \$68,000
Middle School:	1 x \$37,000 = \$37,000
High School:	2 x \$44,000 = \$88,000



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.