



**Planning Services**

4421 Stuart Andrew Blvd.  
 Charlotte, NC 28217  
 Phone: 980-343-6246  
 Email: [planning@cms.k12.nc.us](mailto:planning@cms.k12.nc.us)

**Petition No: 2022-219**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: the approximately 26.62 acres zoned N1-A would allow 34 single family detached units*

*Number of students potentially generated under current zoning: 19 students (7 elementary, 4 middle, 8 high)*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The R-8MF(CD) zoning petition seeks to allow up to 60 single family attached  
 CMS Planning Group: East*

Average Student Yield per Unit: 0.1698

This development may add 10 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>
J. H. GUNN ELEMENTARY	38.50	37	623	599	104%	4	104%
ALBEMARLE ROAD MIDDLE	57	51	918	821	112%	1	112%
INDEPENDENCE HIGH	113.0	100	2022	1789	113%	5	113%

\*The total estimated capital costs of providing the additional school capacity for this new development is \$393,000, calculated as follow:

Elementary School: **4** x \$34,000 = \$136,000  
 Middle School: **1** x \$37,000 = \$37,000  
 High School: **5** x \$44,000 = \$220,000



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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.