

Petition No: 2023-002

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 1.77 acres zoned N1-A would allow 5 single family detached units

Number of students potentially generated under current zoning: 3 students (1 elementary, 1 middle, 1 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The R-8(CD) zoning petition seeks to allow up to 14 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.

<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>
MATTHEWS ELEMENARY	41.00	40	809	789	103%	2	103%
CRESTDALE MIDDLE	49	53	1001	1083	92%	1	92%
DAVID BUTLER HIGH	98.5	98	1876	1866	101%	2	101%

*The total estimated capital costs of providing the additional school capacity for this new development is \$156,000, calculated as follow:

Elementary School: 2 x \$34,000 = \$68,000

High School: 2 x \$44,000 = \$88,000



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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.