Planning Services

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

Petition No: 2023-013

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 19.75 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 UR-2(CD) zoning petition seeks to allow up to 350 multi-family units

CMS Planning Group: West

Average Student Yield per Unit: 0.3303

This development may add 115 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	20th Day Enrollment	Building Classroom/ Adjusted Capacity (Without Mobiles)	20th Day, Building Utilization (Without Mobiles)	Additional Students As a result of this development	Utilization As of result of this development (Without Mobiles)
RIVER GATE ELEMENTARY	39.50	39	701	692	101%	63	109%
SOUTHWEST MIDDLE	78.5	56	1392	993	140%	31	144%
PALISADES HIGH	82.5	100	1615	1958	83%	21	84%

*The total estimated capital costs of providing the additional school capacity for this new development is $3,289,000, calculated as follow:

Elementary School: 63 x $34,000 = $2,142,000

Middle School: 31 x $37,000 = $1,147,000

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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.