

Petition No: 2023-023 Revised

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 8.55 acres zoned R-20 MF 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 55 single-family attached housing units and 325 multi-family units.

CMS Planning Group: South

Average Student Yield per Unit: 0.3440 (single-family) =17
 0.3440 (multi-family) = 110

This development may add 127 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>
SHARON ELEMENTARY	40.00	44	721	793	91%	81	96%
CARMEL MIDDLE	63	54	1076	922	117%	26	120%
MYERS PARK HIGH ¹	172.0	140	3593	2925	123%	29	124%

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

1. Ballantyne Ridge High School will open for the 2024-25 school year providing relief to South Mecklenburg, Ardrey Kell and Myers Park High schools.

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.