



**Petition No: 2023-033**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: the approximately 1.63 acres zoned CG would allow zero housing units*

*Number of students potentially generated under current zoning: zero students*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The MUDD-O zoning petition seeks to allow up to 213 multi-family housing units  
 CMS Planning Group: Central*

Average Student Yield per Unit: 0.1838

This development may add 39 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>
EASTOVER ELEMENTARY	19.00	26	347	475	73%	20	77%
SEDGEFIELD MIDDLE	29.5	45	501	764	66%	9	66%
MYERS PARK HIGH <sup>1</sup>	172.0	140	3593	2925	123%	10	123%

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 \$440,000, calculated as follow:

High School:  $10 \times \$44,000 = \$440,000$

**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.