



Planning Services

4421 Stuart Andrew Blvd.
 Charlotte, NC 28217
 Phone: 980-343-6246
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Petition No: 2023-038

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 84.16 acres zoned R-3 & R-12MF; B-1SCD; B-1(CD); R-20MF would allow 2 single-family detached and 263 multi-family units.

Number of students potentially generated under current zoning: 91 students (53 elementary, 19 middle, 19 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The UR-2 (CD) & MUDD-0 zoning petition seeks to allow up to 125 single family detached and 988 multi-family units.

CMS Planning Group: South

Average Student Yield per Unit: 0.6348 single family (**Worst Case Scenario**) - 79
 0.3440 multi-family - 339

This development may add 418 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>
LANSLOWNE ELEMENTARY	34.00	45	558	739	76%	229	98%
MCCLINTOCK MIDDLE	64	54	1079	910	119%	90	128%
EAST MECKLENBURG HIGH	130.5	147	2409	2714	89%	99	92%

*The total estimated capital costs of providing the additional school capacity for this new development is \$3,330,000 calculated as follow:

Middle School: $90 \times \$37,000 = \$3,330,000$



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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.