

Petition No: 2023-039

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 20.12 acres zoned R-3 would allow zero units – vacant property

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 15 single family detached, 80 single family attached and 650 multi-family units

CMS Planning Group: South

Average Student Yield per Unit: 0.6348 (15 single family detached) =9
 0.3340 (80 single family attached) = 26
 0.3440 (650 multi-family) = 224

This development may add 259 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%	144	107%
CARMEL MIDDLE	63	54	1076	922	117%	55	122%
MYERS PARK HIGH ¹	172.0	140	3593	2925	123%	60	125%

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 \$9,571,000, calculated as follow:

Elementary School: 144 x \$34,000 = \$4,896,000
 Middle School: 55 x \$37,000 = \$2,035,000
 High School: 60 x \$44,000 = \$2,640,000



Planning Services

4421 Stuart Andrew Blvd.

Charlotte, NC 28217

Phone: 980-343-6246

Email: planning@cms.k12.nc.us

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.