Planning Services

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

Petition No: 2023-043

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 7.01 acres zoned R-12 MF /UR-2(CD) 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 120 single family attached

CMS Planning Group: Central

Average Student Yield per Unit: 0.0608

This development may add 7 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)
WESTERLY HILLS ELEMENTARY	29.00	31	449	480	94%	1	94%
WILSON STEM ACADEMY	27.8	39	367	515	71%	0	71%
HARDING UNIVERSITY HIGH	87.5	78	1305	1163	112%	6	112%

*The total estimated capital costs of providing the additional school capacity for this new development is $264,000, calculated as follow:

High School: 6 x $44,000 = $264,000

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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.