



Planning Services

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

Petition No: 2023-067

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 2.281 acres zoned the MUDD-0 section would allow zero housing units and the N1-A section would allow 2 single-family detached housing units

Number of students potentially generated under current zoning: zero students

IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units: The RAC(CD) zoning petition seeks to allow up to 425 multi-family housing units
 CMS Planning Group: South*

Average Student Yield per Unit: 0.3440

This development may add 146 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%	84	100%
ALEXANDER GRAHAM MIDDLE	69	65	1245	1173	106%	31	109%
MYERS PARK HIGH ¹	172.0	140	3593	2925	123%	31	124%

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

1. Construction of a new 100 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 \$2,511,000, calculated as follow:

Middle School: **31** x \$37,000 = \$1,147,000

High School: **31** x \$44,000 = \$1,364,000



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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 schools 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.