



Planning Services

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

Petition No: 2021-119 Revised

IMPACT UNDER CURRENT ZONING

The number of housing units allowed under current zoning: total site size 30.16 acres with R-3 section would allow 19 detached single family units and MX-2 section would allow 77 detached single family units and 374 single family attached units.

The subject property is institutional/vacant.

Number of students potentially generated under current zoning: 112 students (47 elementary, 32 middle, 33 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The MX-2 INNOV zoning petition seeks to allow up to 146 single-family attached units (townhomes).

CMS Planning Group: West

Average Student Yield per Unit: 0.1482

This development may add **22** students to the schools in this area.

The following data is as of the 20th Day of the 2020-21 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>
TUCKASEEGEE ELEMENTARY	39.00	35	584	524	111%	9	112%
WHITEWATER MIDDLE	51.5	56	804	874	92%	7	93%
WEST MECKLENBURG HIGH	79.5	102	1069	1372	78%	6	78%

The total estimated capital costs of providing the additional school capacity for this new development is **\$306,000**; calculated as follows:

Elementary School: **9**x \$34,000 = \$340,000



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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.