

Petition No: 2021-160

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 73.97 acres zoned MX-2(INNOV) and R-3 would allow 429 single-family attached housing units (townhomes) and 9 single-family detached housing units.

The subject property is vacant.

Number of students potentially generated under current zoning: 148 students (68 elementary, 28 middle, 52 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The MUDD-O zoning petition seeks to allow up to 420 multi-family units.

CMS Planning Group: South

Average Student Yield per Unit: 0.3440

This development may add 145 students to the schools in this area.

The following data is as of 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>
ENDHAVEN ELEMENTARY	36.50	35	632	606	104%	83	116%
SOUTH CHARLOTTE MIDDLE	43	40	892	830	108%	31	110%
SOUTH MECKLENBURG HIGH ¹	167.0	125	3202	2397	134%	31	135%

1. Rezoning petition 2021-160 includes the site of the CMS 2017 Bond Projects high school to relieve over-crowding at South Mecklenburg, Ardrey Kell and Myers Park.

RECOMMENDATION

The information presented herein does not capture the relief that may be provided to South Mecklenburg High School as the result of this project, but only reflects additional student yield without relief as attendance boundaries have not been developed. As the site of a relief school, this project will provide more relief than the residential portion will generate students. Additionally, the proposed rezoning will generate fewer students than the by-right development, which does not incorporate a relief school.