



Planning Services

4421 Stuart Andrew Blvd.
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Petition No: 2021-178

IMPACT UNDER CURRENT ZONING

The number of housing units allowed under current zoning: the approximately 18.84 acres zoned R-22MF and I-1 would allow 199 multi-family units.

The subject property is vacant.

Number of students potentially generated under current zoning: 37 students (18 elementary, 9 middle, 10 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The R-22MF(CD) zoning petition seeks to allow up to 350 multi-family units

CMS Planning Group: Central

Average Student Yield per Unit: 0.1838

This development may add 64 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>
DRUID HILLS PRE-K-8	33	39	375	433	85%	47	95%
WEST CHARLOTTE HIGH ¹	91.8	96	1374	1438	96%	17	97%

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

1. Construction of a new high school; to replace the current facility built in 1954

RECOMMENDATION

There is no significant impact on the schools listed above.