



Planning Services

4421 Stuart Andrew Blvd.
 Charlotte, NC 28217
 Phone: 980-343-6246
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Petition No: 2021-256

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 150.775 acres zoned R-6(CD), R-3 and R-4 would allow 489 single family residential

Number of students potentially generated under current zoning: 273 students (102 elementary, 59 middle, 112 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The MX-2 Mixed Use District zoning petition seeks to allow up to 399 SF detached units and 284 SF attached units

CMS Planning Group: East

Average Student Yield per Unit: 0.5593 (single family detached) = 223
 0.1698 (single family attached) = 48

This development may add 271 students to the schools in this area.

The following data is as of 20th Day of the 2021-22 school year.

Schools Affected	Total Classroom Teachers	Building Classrooms/ Teacher Stations	20 th Day Enrollment	Building Classroom/ Adjusted Capacity (Without Mobiles)	20 th Day, Building Utilization (Without Mobiles)	Additional Students As a result of this development	Utilization As of result of this development (Without Mobiles)
NEWELL ELEMENTARY ¹	42.50	39	715	656	109%	102	122%
MARTIN LUTHER KING, JR. MIDDLE	58.5	58	957	949	101%	56	106%
JULIUS L. CHAMBERS HIGH	124.5	91	2059	1505	137%	113	143%

1 As part of the 2017 Bond, Newell Elementary is scheduled for relief in the 2023-24 school year.

The total estimated capital costs of providing the additional school capacity for this new development is **\$10,512,000**; calculated as follows:

Elementary School **102**x \$34,000 = \$3,468,000
 Middle School **56**x \$37,000 = \$2,072,000
 High School **113**x \$44,000 = \$4,972,000



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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.