



Planning Services

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Petition No: 2021-257 Revised

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 52.67 acres zoned MS-2 INNOV would allow 228 single family detached units

Number of students potentially generated under current zoning: 134 students (56 elementary, 33 middle, 45 high)

IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units: The MX-2 INNOV SPA zoning petition seeks to allow up to 316 SF attached units
 CMS Planning Group: West*

Average Student Yield per Unit: 0.1482

This development may add 47 students to the schools in this area.

The following data is as of 20th Day of the 2021-22 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>
BERRYHILL PRE-K-8	33.5	28	427	357	120%	35	127%
WEST MECKLENBURG HIGH	79.9	102	1211	1546	78%	12	79%

The total estimated capital costs of providing the additional school capacity for this new development is **\$1,235,000**; calculated as follows:

- Elementary School **20**x \$34,000 = \$680,000
- Middle School **15**x \$37,000 = \$555,000

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.