



Planning Services

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

Petition No: 2021-263

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 2.8 acres zoned O-2 would allow 61 multi-family units

Number of students potentially generated under current zoning: 20 students (12 elementary, 4 middle, 4 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The MUDD(CD) zoning petition seeks to allow up to 260 multi-family units maximum

CMS Planning Group: South

Average Student Yield per Unit: 0.3440

This development may add 89 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)
BILLINGSVILLE ELEMENTARY (K-2)	22.00	35	320	509	63%	51	71%
COTSWOLD ELEMENTARY (3-5)	24.00	32	391	521	75%		75%
ALEXANDER GRAHAM MIDDLE	70	65	1270	1179	108%	19	109%
MYERS PARK HIGH ¹	168.5	140	3539	2940	120%	19	121%

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

1. New high school; relieves overcrowding at South Mecklenburg, Ardrey Kell and Myers Park

The total estimated capital costs of providing the additional school capacity for this new development is **\$1,539,000**; calculated as follows:

Middle School **19**x \$37,000 = \$703,000

High School **19**x \$44,000 = \$836,000



Planning Services

4421 Stuart Andrew Blvd.

Charlotte, NC 28217

Phone: 980-343-6246

Email: planning@cms.k12.nc.us

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.