



Planning Services

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Petition No: 2022-018

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 72.2 acres zoned R-3 would allow 216 single-family detached

Number of students potentially generated under current zoning: 110 students (43 elementary, 27 middle, 40 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The MX-2 zoning petition seeks to allow up to 288 single family attached

CMS Planning Group: North

Average Student Yield per Unit: 0.1812

This development may add 52 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>
PARKSIDE ELEMENTARY	26.50	39	385	567	68%	31	73%
RIDGE ROAD MIDDLE	64.5	56	1113	966	115%	13	117%
MALLARD CREEK HIGH	119.5	98	2281	1871	122%	8	122%

*The total estimated capital costs of providing the additional school capacity for this new development is \$833,000, calculated as follow:

Middle School: $13 \times \$37,000 = \$481,000$

High School: $8 \times \$44,000 = \$352,000$

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.