



Planning Services

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

Petition No: 2022-025

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 1.42 acres zoned R-3 would allow 4 single family detached

Number of students potentially generated under current zoning: 3 students (1 elementary, 1 middle, 1 high)

IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units: The UR-2 (CD) zoning petition seeks to allow up to 17 single family attached
CMS Planning Group: South*

Average Student Yield per Unit: 0.3340

This development may add 6 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>
HAWK RIDGE ELEMENTARY	43.50	34	697	545	128%	3	128%
JAY M. ROBINSON MIDDLE	66.7	53	1262	1003	126%	1	126%
ARDREY KELL HIGH ¹	159.3	96	3494	2106	166%	2	166%

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

1. Construction of a new 125 classroom school; relieves crowding at South Mecklenburg, Ardrey Kell, and Myers Park High

*The total estimated capital costs of providing the additional school capacity for this new development is \$227,000, calculated as follow:

Elementary School:	3 x \$34,000 = \$102,000
Middle School:	1 x \$37,000 = \$37,000
High School:	2 x \$44,000 = \$88,000

RECOMMENDATION



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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.