



Planning Services

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

Petition No: 2022-044

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 3.673 acres zoned I-2 would allow zero units

Number of students potentially generated under current zoning: zero students

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The MUDD (CD) zoning petition seeks to allow up to 367 multi-family units

CMS Planning Group: Central

Average Student Yield per Unit: 0.1838

This development may add 67 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>
HIGHLAND RENAISSANCE ACADEMY	26.50	36	383	520	74%	34	79%
MARTIN LUTHER KING, JR. MIDDLE	58.5	58	957	949	101%	15	103%
GARINGER HIGH	102.5	89	1643	1427	115%	18	116%

*The total estimated capital costs of providing the additional school capacity for this new development is \$1,347,000, calculated as follow:

Middle School: **15** x \$37,000 = \$555,000

High School: **18** x \$44,000 = \$792,000

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.



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Applicants are encouraged to contact us in advance of their project submittals to inform CMS of their prospective impacts and discuss mitigation alternatives.