



**Planning Services**

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**Petition No: 2022-045**

**IMPACT UNDER CURRENT ZONING**

Number of housing units allowed under current zoning: the approximately 14 acres zoned O-1, O-1(CD) & R-5 would allow 243 single family detached

Number of students potentially generated under current zoning: 120 students (71 elementary, 21 middle, 28 high)

**IMPACT OF THE PROPOSED DEVELOPMENT**

Proposed Housing Units: The UR-2 (CD) AND UR-1(CD) zoning petition seeks to allow up to 160 multi-family units, 30 single family detached, 31 single family attached

CMS Planning Group: Central

Average Student Yield per Unit: 0.1838 (multi-family units) = 29  
 0.4954 (single-family detached) = 15  
 0.0608 (single-family attached) = 2

This development may add 46 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2021-22 school year.

Schools Affected	Total Classroom Teachers	Building Classrooms/ Teacher Stations	20 <sup>th</sup> Day Enrollment	Building Classroom/ Adjusted Capacity (Without Mobiles)	20 <sup>th</sup> 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%	24	66%
COTSWOLD ELEMENTARY (3-5)	24.00	32	391	521	75%		75%
ALEXANDER GRAHAM MIDDLE	70	65	1270	1179	108%	10	108%
MYERS PARK HIGH <sup>1</sup>	168.5	140	3539	2940	120%	12	120%

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

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

\*The total estimated capital costs of providing the additional school capacity for this new development is \$898,000, calculated as follow:

Middle School: **10** x \$37,000 = \$370,000

High School: **12** x \$44,000 = \$528,000



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**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.