



**Planning Services**

4421 Stuart Andrew Blvd.  
 Charlotte, NC 28217  
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**Petition No: 2022-050**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: the approximately 2.941 acres zoned MUDD-0 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 270 multi-family units and 80 single-family attached*

*CMS Planning Group: East*

Average Student Yield per Unit: 0.2720 (multi-family) = 73  
 0.1698 (single family attached) = 13

This development may add 86 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)
RAMA ROAD ELEMENTARY	36.50	39	514	549	94%	41	101%
MCCLINTOCK MIDDLE	69.7	54	1142	885	129%	21	131%
EAST MECKLENBURG HIGH	118.0	117	2141	2123	101%	24	102%

\*The total estimated capital costs of providing the additional school capacity for this new development is \$3,227,000, calculated as follow:

Elementary School: 41 x \$34,000 = \$1,394,000  
 Middle School: 21 x \$37,000 = \$777,000  
 High School: 24 x \$44,000 = \$1,056,000



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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.