



Planning Services

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

Petition No: 2022-068

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 2.03 acres zoned R-3 would allow 6 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 O-1 zoning petition seeks to allow up to 24 single family detached

CMS Planning Group: West

Average Student Yield per Unit: 0.5894

This development may add 14 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>
PALISADES PARK ELEMENTARY	45.05	39	821	711	116%	6	116%
SOUTHWEST MIDDLE	74.5	56	1328	998	133%	3	133%
OLYMPIC HIGH ¹	139.5	107	2607	2000	130%	5	130%

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

1. New 100 classroom school; relieves crowding at Olympic High School. (The new school Palisades High opened August of 2022)

*The total estimated capital costs of providing the additional school capacity for this new development is \$535,000, calculated as follow:

Elementary School: **6** x \$34,000 = \$204,000
 Middle School: **3** x \$37,000 = \$111,000
 High School: **5** x \$44,000 = \$220,000



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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.