



Planning Services

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Town of Matthews: Matthews Village

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: Up to 131 multi-family dwelling units (94 multi-family apartments and 37 townhome units) under R-12 MF (CD).

CMS Planning Area: South

Average Student Yield per Unit: 0.3231 (multi-family apartments) = 30
 0.2029 (multi-family townhomes) = 7

This development may add 37 students to the schools in this area.

The following data is as of 20th Day of the 2019-20 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</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>
PROVIDENCE SPRING ELEMENTARY	48	36	961	721	133%	20	135%
CRESTDALE MIDDLE	50	53	1003	1063	94%	8	94%
PROVIDENCE HIGH	94.5	88	1992	1855	107%	9	107%

The total estimated capital cost of providing the additional school capacity for this new development is \$1,076,000; calculated as follows:

Elementary School: **20**x \$34,000 = \$680,000

High School: **9**x \$44,000 = \$396,000

RECOMMENDATION

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a 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 schools listed above.