



City of Charlotte
Transportation, Planning, and Development Committee
September 2023

SCHOOLS

184

TOTAL NUMBER OF SCHOOLS

NEW SCHOOLS

- Esperanza Global Academy
- Grove Park Elementary

RENOVATED SCHOOLS

- J.T. Williams Montessori
- Lincoln Heights Montessori
- Garinger High School
- E.E. Waddell High School

ADDITION

- Mountain Island Lake Academy



DIVERSITY

175

COUNTRIES OF ORIGIN

204

NATIVE LANGUAGES SPOKEN

ENROLLMENT

2nd

LARGEST IN THE STATE

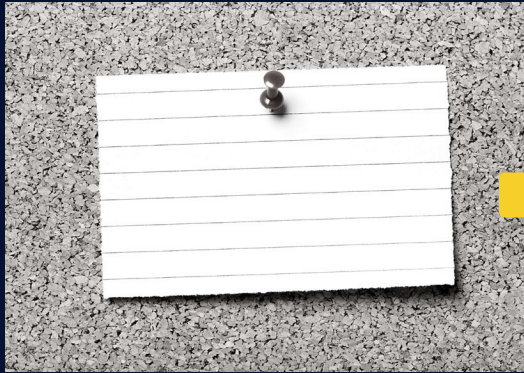
17th

LARGEST IN THE NATION

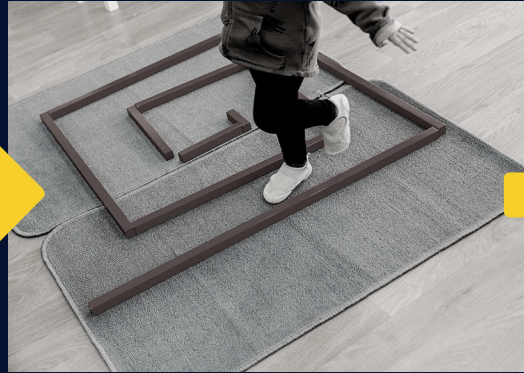


PLANNING FOR SCHOOLS

Planning at CMS involves...



ASSUMPTIONS



METHODOLOGIES



STANDARDS

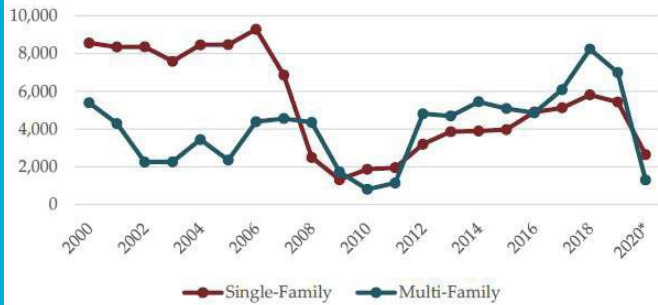
These may be internal or external factors



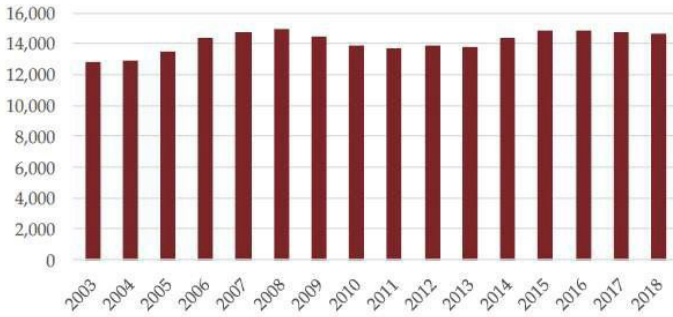
MUNICIPAL PLANNING V. SCHOOL PLANNING

	MUNICIPAL	CMS
PRIMARY INPUTS	LAND SUITABILITY ANALYSIS; INFORMED BY DEVELOPERS	MODEL USES BIRTH RATE & COHORT SURVIVAL; ADJUSTS FOR BOUNDARY CHANGES
PROJECTIONS	DEVELOPMENT GROWTH; POPULATION GROWTH AS FUNCTION OF PROJECTED DEVELOPMENT	5 & 10 YEAR ENROLLMENT; ANNUAL INDIVIDUAL BY SCHOOL & BY GRADE LEVEL
TYPES OF DECISIONS INFORMED	INVESTMENTS IN INFRASTRUCTURE; ECONOMIC DEVELOPMENT; AND COMMUNITY HEALTH & VIABILITY	RESOURCE REQUESTS FROM STATE & COUNTY AGENCIES; RESOURCE ALLOCATIONS TO SCHOOLS

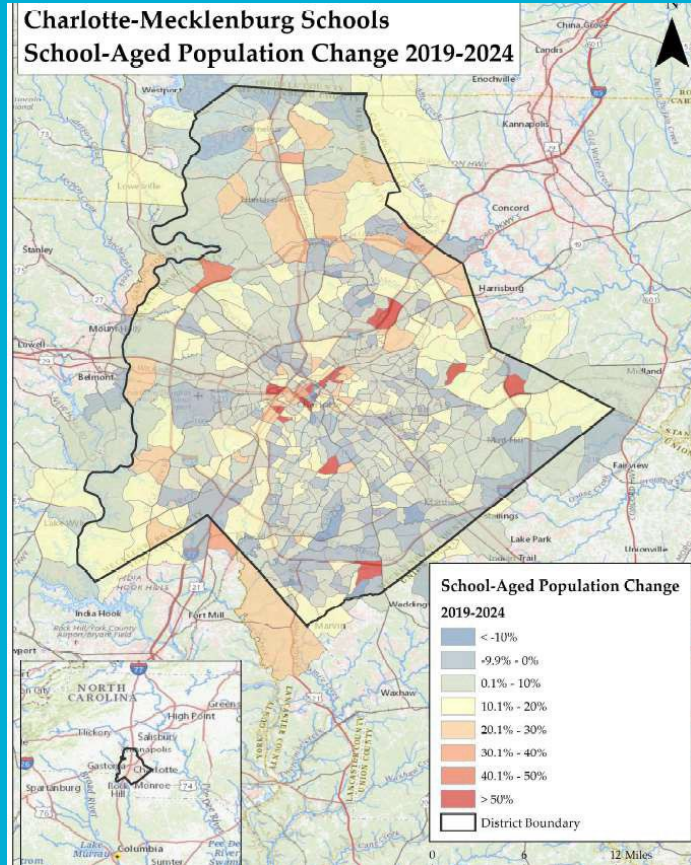
MECKLENBURG COUNTY BUILDING PERMITS



MECKLENBURG COUNTY RESIDENT LIVE BIRTH COUNTS

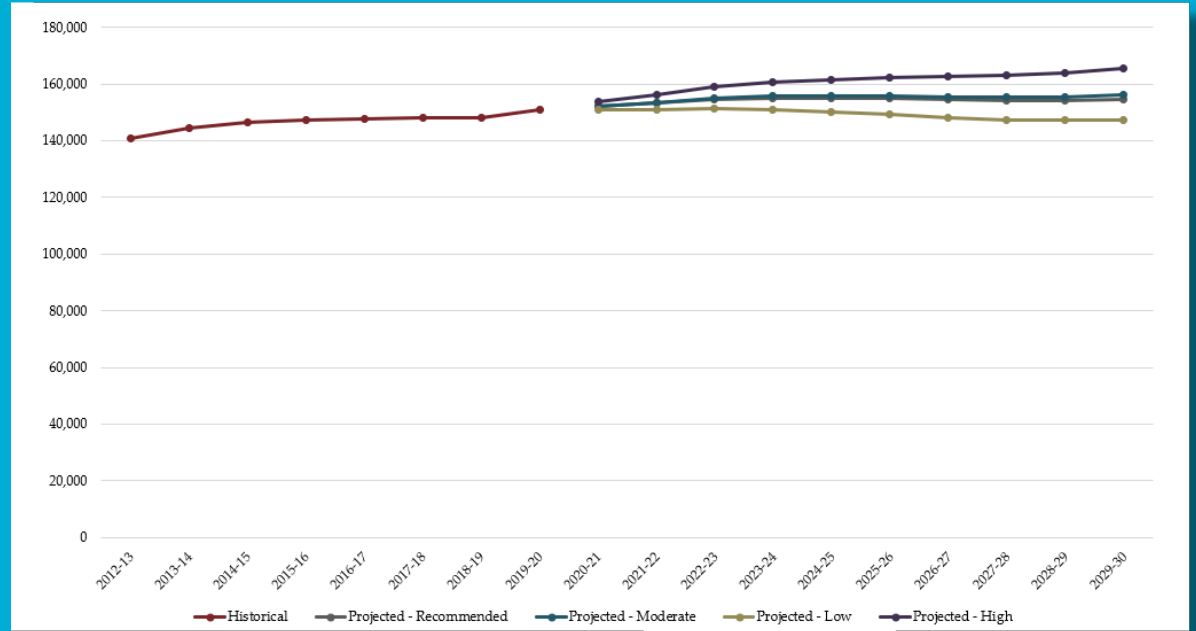


Charlotte-Mecklenburg Schools School-Aged Population Change 2019-2024



STUDENT ENROLLMENT & PROJECTIONS

CHARLOTTE-MECKLENBURG
SCHOOLS



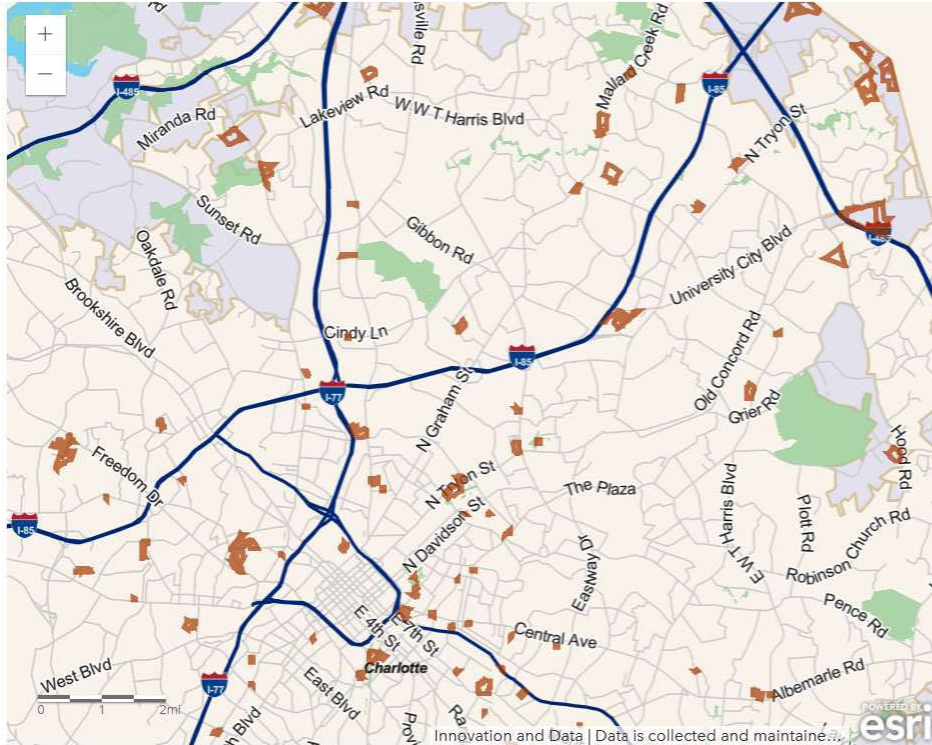
Survival Ratios - District-wide

from	to	Birth to K	K to 1	Birth to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12
2012	2013	84.66%	102.85%	83.72%	99.69%	99.39%	99.89%	97.78%	98.73%	102.02%	101.05%	119.19%	90.46%	87.53%	98.84%
2013	2014	84.31%	98.59%	83.47%	99.04%	99.68%	98.67%	98.57%	97.50%	99.72%	100.94%	117.97%	89.04%	87.00%	98.37%
2014	2015	86.48%	100.83%	85.01%	99.14%	99.43%	97.62%	98.01%	96.08%	100.64%	99.27%	117.84%	89.58%	86.20%	97.47%
2015	2016	83.09%	98.89%	85.53%	99.35%	100.13%	98.69%	98.30%	97.17%	101.40%	101.11%	117.04%	89.48%	87.53%	97.89%
2016	2017	80.80%	99.31%	82.51%	97.50%	99.26%	98.65%	97.93%	96.72%	100.56%	100.59%	116.43%	92.18%	87.51%	100.01%
2017	2018	79.77%	101.66%	82.14%	99.59%	100.04%	99.27%	98.34%	97.88%	100.46%	101.38%	117.00%	90.70%	86.95%	99.51%
2018	2019	76.26%	102.67%	81.90%	98.58%	99.34%	99.76%	99.04%	98.05%	100.36%	102.35%	118.44%	90.46%	86.72%	100.56%
mean simple all years		82.20%	100.69%	83.47%	98.98%	99.61%	98.94%	98.28%	97.45%	100.74%	100.96%	117.70%	90.27%	87.06%	98.95%
std. dev. simple all years		3.48%	1.78%	1.40%	0.75%	0.35%	0.78%	0.43%	0.88%	0.75%	0.93%	0.95%	1.04%	0.50%	1.13%
mean simple 5 years		81.28%	100.67%	83.42%	98.83%	99.64%	98.80%	98.32%	97.18%	100.68%	100.94%	117.35%	90.48%	86.98%	99.09%
std. dev. simple 5 years		3.81%	1.58%	1.71%	0.83%	0.41%	0.80%	0.44%	0.81%	0.42%	1.13%	0.79%	1.09%	0.56%	1.35%
mean simple 3 years		78.94%	101.21%	82.18%	98.56%	99.55%	99.22%	98.43%	97.55%	100.46%	101.44%	117.29%	91.12%	87.06%	100.03%
std. dev. simple 3 years		2.38%	1.72%	0.31%	1.05%	0.43%	0.56%	0.56%	0.72%	0.10%	0.88%	1.04%	0.93%	0.41%	0.53%
mean simple 2 years		78.02%	102.16%	82.02%	99.08%	99.69%	99.51%	98.69%	97.97%	100.41%	101.87%	117.72%	90.58%	86.84%	100.03%
std. dev. simple 2 years		2.48%	0.71%	0.17%	0.72%	0.50%	0.35%	0.49%	0.12%	0.07%	0.69%	1.02%	0.17%	0.16%	0.75%
mean weighted all years		79.42%	101.34%	82.64%	98.80%	99.59%	99.22%	98.54%	97.62%	100.53%	101.49%	117.63%	90.59%	86.97%	99.70%
std. dev. weighted all years		3.36%	1.61%	1.28%	0.75%	0.38%	0.64%	0.48%	0.67%	0.42%	0.92%	0.88%	0.86%	0.40%	1.06%
mean weighted 5 years		78.37%	101.74%	82.32%	98.77%	99.56%	99.38%	98.66%	97.74%	100.47%	101.74%	117.74%	90.65%	86.91%	99.99%
std. dev. weighted 5 years		2.88%	1.44%	1.06%	0.72%	0.38%	0.57%	0.48%	0.58%	0.27%	0.85%	0.90%	0.72%	0.35%	0.91%
mean weighted 3 years		77.06%	102.36%	81.96%	98.71%	99.46%	99.63%	98.87%	97.97%	100.38%	102.11%	118.11%	90.57%	86.79%	100.35%
std. dev. weighted 3 years		1.87%	0.89%	0.18%	0.56%	0.33%	0.33%	0.40%	0.32%	0.06%	0.59%	0.79%	0.41%	0.21%	0.50%
mean weighted 2 years		76.43%	102.62%	81.91%	98.62%	99.37%	99.73%	99.00%	98.04%	100.36%	102.31%	118.37%	90.48%	86.73%	100.51%
std. dev. weighted 2 years		1.06%	0.30%	0.07%	0.31%	0.21%	0.15%	0.21%	0.05%	0.03%	0.29%	0.43%	0.07%	0.07%	0.32%



RESPONSE TO PETITIONS

A	D	E	F	L	M	N	O	P	T	U	V	AE	AF	AG	AJ	AN
Facility Information				Teachers				Classrooms	Classrooms/Mobiles			Enrollment			Data	
School Number	K-6 Schools	FOCUS	Magnet (Full or Partial)	Pre-K Teachers	Total ES Teachers	Total ES Teachers (Less PreK Teachers)	Total CR Teachers (Less EC Resource and ESL Teachers)	Building Classrooms	Mobile Class Not In service	Total Mobile Classrooms	Total Classrooms In/Out Service	2019-20 Membership (including EC)	2019-20 Pre-K Membership	Total 2019-20 Membership, Incl Pre-K	Ratio (Membership Total/Total CR Teachers)	Staff Building Utilization (Total CR Teachers/Blgd CR in Core)
4300	Albemarle Road	X		0	52.5	52.5	50.5	42	8	34	76	837		837	16.57	120%
4308	Allenbrook	X		2	22.5	20.5	20	21	0	11	32	280	23	303	15.15	95%
4314	Bain			0	51	51	49	59	0	0	59	925		925	18.88	83%
4437	Ballantyne			0	50.5	50.5	48	39	0	5	44	966		966	20.13	123%
4328	Barnette			3	49	46	47	39	0	6	45	770	66	836	17.79	121%
4316	Barringer	X	P	0	35	35	33	36	0	4	40	497		497	15.06	92%
4369	Berewick			2	47	45	44.5	39	0	10	49	729	36	765	17.19	114%
4322	Beverly Woods			0	47.5	47.5	45	38	0	8	46	780		780	17.33	118%
4335	Billingsville (K-2)	X	P	0	31.5	31.5	30.5	35	0	2	37	409		409	13.41	87%
4442	Blythe		P	2	57.5	55.5	55	50	0	13	63	918	35	953	17.33	110%
4329	Briarwood	X		2	44.5	42.5	43.5	28	0	20	48	669	36	705	16.21	155%
4489	Bruns Avenue		P	2	25.5	23.5	23.5	39	0	14	53	412	28	440	18.72	60%
4336	Chantilly K-6		F	0	20.5	20.5	20	18	0	10	28	293	47	340	17.00	111%
4338	Clear Creek			2	32.5	30.5	30	30	0	9	39	482	34	516	17.20	100%
4346	Cornelius			0	35.5	35.5	33	39	0	4	43	652		652	19.76	85%
4349	Cotswold (3-5)		P	0	28	28	26	32	0	7	39	457		457	17.58	81%
4418	Croft Community			3	32.5	29.5	31	39	0	0	39	425	63	488	15.74	79%
4352	Crown Point			2	32.5	30.5	30.5	37	0	2	39	559	31	590	19.34	82%
4362	David Cox			3	41.5	38.5	39	37	0	10	47	611	53	664	17.03	105%
4365	Devonshire	X		0	39.5	39.5	37	32	0	8	40	639		639	17.27	116%
4367	Dilworth (Latta Campus 3-5)			0	18.5	18.5	18	28	0	2	30	341		341	18.94	64%



[2022 Petitions](#)

[2021 Petitions](#)

[2020 Petitions](#)

[2019 Petitions](#)

[2018 Petitions](#)

[2017 Petitions](#)

[2016 Petitions](#)

[2015 Petitions](#)

[2014 Petitions](#)

[2013 Petitions](#)

[2012 Petitions](#)

[2011 Petitions](#)

[2010 Petitions](#)



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

Petition No: 2021-161 Revised Memo

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 35.87 acres zoned MX-2(INNOV) would allow 205 single-family attached housing units **maximum** and 15 single-family detached housing units **minimum**. Given that single-family detached housing generates a higher student yield per unit, if the site had been developed with a higher proportion of single-family detached housing units, then the potential student would be higher. The following projection is therefore a **least case scenario**.

The subject property is vacant and single-family residential.

Number of students potentially generated under current zoning: 78 students (36 elementary, 15 middle, 27 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The MUDD-O zoning petition seeks to allow up to 299 multi-family units and 50 single-family attached housing units.

CMS Planning Group: South

Average Student Yield per Unit: 0.3440 (multi-family) = 103
0.3340 (single family attached) = 15

This development may add 118 students to the schools in this area.

Average Student Yield per Unit: 0.3440 (multi-family) = 103
0.3340 (single family attached) = 15

This development may add 118 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

Schools Affected	Total Classroom Teachers	Building Classrooms/ Teacher Stations	20 th Day Enrollment	Building Classroom/ Adjusted Capacity (Without Mobiles)	20 th Day, Building Utilization (Without Mobiles)	Additional Students As a result of this development	Utilization As of result of this development (Without Mobiles)
ELON PARK ELEMENTARY ¹	53.50	39	960	700	137%	66	145%
COMMUNITY HOUSE MIDDLE	82.5	58	1725	1213	142%	25	144%
ARDREY KELL HIGH ²	157.0	96	3437	2102	164%	27	165%

1. Rezoning petition 2021-161 includes the site of the CMS 2017 Bond Projects elementary school to relieve over-crowding at Elon Park, Hawk Ridge and Polo Ridge.
2. Rezoning petition 2021-160 includes the site of the CMS 2017 Bond Projects high school to relieve over-crowding at South Mecklenburg, Ardrey Kell and Myers Park.

RECOMMENDATION

The information presented herein does not capture the relief that may be provided to Elon Park Elementary School as a result of this project, but only reflects additional student yield without relief as attendance boundaries have not been developed. As the site of a relief school, this project will provide more relief than the residential portion will generate students.

3/13/2022

Modified Approach to Responses



Petition No: 2022-096

IMPACT PROJECTED UNDER CURRENT ZONING

Number of housing units allowed under current zoning; the approximately 33.03 acres zoned R-3, B-1, O-1 and B-1 (CD) would allow 30 single family detached and 106 multifamily units

Number of students potentially generated under current zoning: 28 Students (12 elementary, 7 middle, 9 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The UR-2 (CD) zoning petition seeks to allow up to 345 single family attached CMS Planning Group: North

Average Student Yield per Unit: 0.1812

This development may add 62 students to the schools in this area if developed as proposed.

SCHOOLS IMPACTED

117%/
119%

65%/
67%

134%/
134%

STONEY CREEK
ELEMENTARY

JAMES MARTIN
MIDDLE

JULIUS L. CHAMBERS
(VANCE) HIGH



BUILDING FOR EXCELLENCE

Capital Improvement Plan
2024-2028





Capital Investment Plan

- Subset of the Capital Needs Assessment (CNA)/"Ten Year Plan"/Long Range Facilities Master Plan
 - Developed through community engagement
 - Prioritized through use of a rubric
- Typically funded through a voter-approved General Obligation Bond Referendum
 - 2007, 2013, 2017
 - www.cmsbondconstruction.com
- 2023 CMS referendum is the largest by dollar amount in North Carolina history
 - \$2.5 Billion
 - 30 projects impacting 34 schools



Capital Investment Plan

- **Focus on educational environments**
 - Positively impact the conditions for teaching and learning
 - Consider school and campus safety
- **Capacity through condition**
 - Replacing schools with greatest condition needs/substandard learning environments
 - Older schools with these characteristics are also smaller than current baseline
- **Future focused**
 - Efficient use of existing real estate portfolio
 - Regional athletic facility





Capital Investment Plan

TOP
30
PROJECTS

\$2,500,000,000
ESCALATED
BOND REFERENDUM
TOTAL

Bond Project List



- ALBEMARLE ROAD MIDDLE SCHOOL
- ALLENBROOK ELEMENTARY
- BERRYHILL SCHOOL
- COCHRANE COLLEGIATE ACADEMY/IMECK
- BEVERLY WOODS ELEMENTARY SCHOOL
- CORNELIUS ELEMENTARY SCHOOL
- COTSWOLD/CHANTILLY/BILLINGSVILLE
- COULWOOD STEM ACADEMY
- DILWORTH ELEMENTARY SCHOOL
- E.E. WADDELL HIGH SCHOOL
- EAST MECKLENBURG HIGH SCHOOL
- GARINGER HIGH SCHOOL
- HARDING UNIVERSITY HIGH SCHOOL
- HUNTERSVILLE ELEMENTARY SCHOOL
- J.T. WILLIAMS
- MATTHEWS ELEMENTARY SCHOOL
- MONTESSORI SECONDARY AT MARIE G. DAVIS
- NEW MIDDLE SCHOOL #1
- NEW MIDDLE SCHOOL #2
- NEW MIDDLE SCHOOL #3
- NEW SECOND WARD MEDICAL & TECHNOLOGY HIGH SCHOOL
- NORTH MECKLENBURG HIGH SCHOOL
- NORTHWEST SCHOOL OF THE ARTS/FIRST WARD
- PARK ROAD MONTESSORI/SEDFIELD/DILWORTH
- SEDFIELD ELEMENTARY SCHOOL
- SOUTH CHARLOTTE MIDDLE SCHOOL
- SOUTH MECKLENBURG HIGH SCHOOL
- STEELE CREEK ELEMENTARY SCHOOL
- UNIVERSITY PARK CREATIVE ARTS
- VILLA HEIGHTS ELEMENTARY SCHOOL
- WEST REGIONAL ATHLETIC COMPLEX
- WILSON STEM ACADEMY



2023 Bond Referendum Website



<https://charmeckschools.org/bond>



DISCUSSION