

From: [David Burnett](#)
To: [Danny McManus Jr](#)
Subject: FW: PUD Lancaster Avenue
Date: Friday, March 24, 2023 2:44:06 PM

Please post. Thanks!

Dave Burnett, LEED AP
Director of Facilities

Union County Public Schools
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From: David Burnett
Sent: Friday, March 24, 2023 2:39 PM
To: Doug Britt <dbritt@monroenc.org>
Cc: Kathy Heintel (Kathy.Heintel@ucps.k12.nc.us) <Kathy.Heintel@ucps.k12.nc.us>; Sarah May; Matt Helms <Matt.Helms@ucps.k12.nc.us>; Gary Sides <Gary.Sides@ucps.k12.nc.us>; Todd Price <Todd.Price@ucps.k12.nc.us>; William Moore <William.Moore@ucps.k12.nc.us>; Stacey Barber <Stacey.Barber@ucps.k12.nc.us>; Angela Foster <Angela.Foster@ucps.k12.nc.us>; Shannon Batchelor <Shannon.Batchelor@ucps.k12.nc.us>; Alfred Leon <Alfred.Leon@ucps.k12.nc.us>
Subject: RE: PUD Lancaster Avenue

Hello Doug. Thank you for the opportunity to respond. Tentative project name "Lancaster Ave PUD" is a proposed 104-unit single family unit development on tax parcels 09-321-008, 09-321-008-80, and 09-321-008-A located between, and connects to both Martin Luther King Junior Blvd and Lancaster Ave. Currently this development is located within the following school attendance areas:

Walter Bickett Elementary Currently at 60% rated capacity
Monroe Middle Currently at 85% rated capacity
Monroe High Currently at 72% rated capacity

PLEASE NOTE: Although the above schools are the current assignments for this area, the Union County Public Schools Board of Education has the obligation and reserves the right to modify

assignments in order to optimize facility utilization and efficiency. Additional residential construction can contribute to high school enrollments, which in turn exacerbate problems such as: additional mobile classrooms, inadequate capacity for food service and rest room facilities, rationing of access to the Media Center, insufficient parking and queuing space for parents to safely deliver or pick up their children, and inadequate planning/meeting space for additional staff.

By our accounting, this will bring the number of planned and not built housing units within the Walter Bickett ES attendance area to approximately 1,772 units. This includes:

Alexander Commons	77
Cedar Meadows	155
Fieldstone	75
Secrest Commons*	495
Starlite	129
Waverly	23
Waxhaw Landing Ph 1	500
Waxhaw Landing Ph 2	64
Waxhaw Landing Ph 3	150
Lancaster Ave PUD	104

Also within the Monroe cluster attendance area (for a total of approximately 3,084 units) are:

Alexander Commons	77
Braemar Village	82
Buggy Works	56
Cedar Meadows	155
Chateau Estates	18
Fieldstone	75
Jonhaven Townhomes	54
Medlin Forest	75
Morgan Mill Townhomes	62
Regent Pines	99
Secrest Commons*	495
Starlite	99
Starlite	129
Sun Oaks	154
Sutton Place	81
Village at Rocky River	180
Waverly	23
Waxhaw Landing Ph 1	500
Waxhaw Landing Ph 2	64
Waxhaw Landing Ph 3	150
Wildwood	307
Willoughby Woods	45
Lancaster Ave PUD	104

*Reported as 55+

This project, by itself, is not expected to adversely impact these listed school enrollments. Should many of the proposed developments listed be fully realized within a short build-out period, these school enrollments would be problematic

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From: Doug Britt <dbritt@monroenc.org>

Sent: Thursday, March 23, 2023 4:31 PM

To: David Burnett <David.Burnett@ucps.k12.nc.us>

Subject: PUD Lancaster Avenue

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David,

I have attached a site plan for the development of a single family residential subdivision that will consist of 104 lots that has access off of ML King Jr. Boulevard and Lancaster Avenue further identified with parcel ID numbers 09-321-008, 09-321-008-80, and 09-321-008-A. I would appreciate if you could provide comments by Tuesday, March 28th. If you have any questions, please let me know.

Thanks,

Doug Britt

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