

RE: CD Riverstone

don ogram <don.ogram@ucps.k12.nc.us>

Tue 4/27/2021 10:56 AM

To: 'Doug Britt' <dbritt@monroenc.org>

Cc: Lauren Phipps <Lauren.Phipps@ucps.k12.nc.us>; David Burnett <David.Burnett@ucps.k12.nc.us>; Mark Strickland <Mark.Strickland@ucps.k12.nc.us>; Kathy Heintel <Kathy.Heintel@ucps.k12.nc.us>; Melissa Merrell <Melissa.Merrell@ucps.k12.nc.us>; Matt Helms <Matt.Helms@ucps.k12.nc.us>; Sarah May <Sarah.May@ucps.k12.nc.us>; Cheryl Lawrence <cheryl.lawrence@ucps.k12.nc.us>; Brian Patience <brian.patience@ucps.k12.nc.us>; Kim Fisenne <kim.fisenne@ucps.k12.nc.us>

Good morning, Doug. Thank you for the opportunity to respond. Riverstone is a planned 564 (392 sfu and 172 townhomes) units development stretching from the Rocky River interchange on the Monroe Bypass to Poplin Rd. It will be located within the following school attendance areas for the upcoming (2021-2022) school year:

Porter Ridge Elementary	Currently at 80% rated capacity
Porter Ridge Middle	Currently at 88% rated capacity
Porter Ridge High	Currently at 91% 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.

By our accounting, this will bring the number of planned and not built housing units within the Porter Ridge ES area to approximately 972 units. This includes:

- Poplin Grove: 125 additional units
- Stratford: 143 additional units
- Stallings Brook: 140 units

Also in the Porter Ridge attendance area (for a total of approximately 6472 residential units) are:

- Terra Novus: 150 units
- Braeburn: 300 additional units
- Bonterra: 45 additional units
- Southgate: 542 units
- Secrest Short Cut: 197 units
- Poplin Meadows: 173 units
- Poplin Road Project: 543 units
- Secrest Landing: 172 units
- Pensco Howie Project: 343 units
- Atley Subdivision: 125 units
- Poplin Rd Property: 246 units
- Stinson Crossing: 345 units
- Southstone: 160 additional units
- Courtyards on Lawyers Rd: 146 units
- Webster Tract: 60 units
- Idlewild Development: 341 units
- Willows at Stallings: 345 units
- Oak Springs: 174 units
- Stallings Rd: 40 units
- Union Park Towns: 220 units
- Stinson Village: 611 units
- Stallings Farms: 222 units

Although the currently assigned schools are within rated capacity, the volume of planned residential construction in this area threatens the ability of existing schools to handle increased enrollments. Additional residential construction contributes to high 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
- Inadequate planning/meeting space for additional staff

This additional pressure could force the need for a large scale student reassignment or a large capital expenditure for new schools.

Thank you
Don

Don Ogram

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From: Doug Britt <dbritt@monroenc.org>
Sent: Saturday, April 24, 2021 3:09 PM
To: don ogram <don.ogram@ucps.k12.nc.us>
Subject: CD Riverstone

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Hi Don,

I have attached a link of a site plan for the development of a residential subdivision. The developer is proposing a total of 564 lots for the project. There are 172 single family attached townhome units and 392 single family detached units being proposed. The project will be along Poplin Road and Rocky River Road near the Monroe Expressway and further identified with tax parcels 07-012-003, 07-012-007, 07-012-007-A (portion), 07-012-010, 07-027-034-C, 08-300-033-90, 08-300-035-E, 08-300-040-B, 08-300-054, 08-300-054-A, 08-300-054-D, & 08-300-054-E. I would appreciate if you could provide comments. If you have any questions, please let me know.

<ftp://ftp.monroenc.org/Doug%20Britt/UCPS/>

Thanks,

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