

## RE: Conditional District Rocky River Crossing

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Wed 5/26/2021 11:35 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. Rocky River crossing is a proposed 360 apartment (with other mixed-use development) complex to be located on the south side of the Rocky River Rd interchange with the Monroe Expressway. 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 2738 units. This includes:

- Poplin Grove: 122 additional units
- Stratford: 133 additional units
- Stallings Brook: 142 units
- Riverstone: 564 units
- Woodlands Creek: 15 additional units
- Veronica Springs: 200 units
- Redwood: 119 units
- Secrest Meadows: 135 units
- Simpson Farms: 194 units
- Stewarts Crossing: 169 units
- Founders Point: 153 units
- Blue Sky Meadows: 360 units
- Peppervine Glen: 72 units

Also in the Porter Ridge attendance area (for a total of approximately 7874 residential units) are:

- Terra Novus: 150 units
- Braeburn: 297 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
- Atley Subdivision: 125 units
- Poplin Rd Property: 246 units
- Stinson Crossing: 345 units
- Southstone: 142 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

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**From:** Doug Britt <[dbritt@monroenc.org](mailto:dbritt@monroenc.org)>  
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**Subject:** Conditional District Rocky River Crossing

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Don,

I have attached a site plan for the development of a mixed use project that will consist of 360 market rate apartments, a 150-room hotel and a climate controlled storage facility. The project will be located along N. Rocky River Road/Lacey Paige Road and the Monroe Expressway and further identified as tax parcel #'s 08-303-005, 08-303-005-A, 08-303-005- B & 08-303-006. I would appreciate if you could provide comments. If you have any questions, please let me know.

Thanks,

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