

## RE: Proposed Townhome Development on Charlotte Highway

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

Wed 9/29/2021 10:32 AM

To: 'Keri Mendler' <khutchins@monroenc.org>

Cc: David Burnett <David.Burnett@ucps.k12.nc.us>; Lauren Phipps <Lauren.Phipps@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>; Cathy Haney <Cathy.Haney@ucps.k12.nc.us>; Jamar Bellamy <jamar.bellamy@ucps.k12.nc.us>; Shannon Batchelor <Shannon.Batchelor@ucps.k12.nc.us>

Good morning Keri, and thank you for the opportunity to respond. Regent Pines is a proposed 173 unit townhome development to be located along Old Charlotte Hwy between Roland and Arnold Drives. It will be within the following school attendance areas for the current school year:

Rocky River Elementary:	Currently at 76% rated capacity
Monroe Middle:	Currently at 91% rated capacity
Monroe High:	Currently at 73% 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 Rocky River ES attendance area to approximately 2810 units. This includes:

- Villages at Rocky River West: 295 units (Sun Valley cluster)
- Park Place: 1710 units (Sun Valley cluster)
- Willoughby Woods: 48 additional units
- Village at Rocky River: 180 units
- Jonhaven Townhomes: 54 units
- The Exchange Apartments: 242 units
- Chateau Estates: 18 units
- Braemar Village: 90 units

Also within the Monroe attendance area (for a total of approximately 2114 units) are:

- Medlin Forest: 75 units
- Buggy Works: 56 units
- Morgan Mill Townhomes: 62 units
- Fieldstone: 21 additional units
- Secrest Commons: 495 units
- Alexander Commons: 77 units
- Waxhaw Landing: 500 units
- Waverly: 23 units

The proposed development is not expected to adversely affect school enrollment vs. capacity.

Thanks

Don

**Don Ogram**  
Planning & Construction Manager

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**From:** Keri Mendler <khutchins@monroenc.org>  
**Sent:** Tuesday, September 28, 2021 12:30 PM  
**To:** don ogram <don.ogram@ucps.k12.nc.us>  
**Subject:** Proposed Townhome Development on Charlotte Highway

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Don,  
Attached is a site plan for a proposed residential development for 173 townhomes on Charlotte Highway, between Roland Drive and Arnold Drive. Please provide any comments you may have.

Thank you,

**Keri Mendler, AICP, CZO**  
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**Have you heard? The City is currently working on an updated zoning code and zoning map.  
Learn more here: <http://www.forwardmonroe.com/Transform.html>**

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