

## RE: CD Sutton Place

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

Thu 12/9/2021 1:52 PM

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

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Doug, thank you for the opportunity to respond. Sutton Place is a proposed 85 townhome development to be located off of Venus St. It will be within the following school attendance areas:

Rock Rest Elementary	Currently at 83% rated capacity
Monroe Middle	Currently at 87% rated capacity
Monroe High	Currently at 69% 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 Rock Rest ES attendance area to approximately 1075 units. This includes:

- Morgan Mill Townhomes: 62 units
- Cottage Green: 155 additional units
- Willoughby Park: 84 units
- Greenway at lake Lee: 689 units

Also within the Monroe cluster attendance area (for a total of approximately 2278 units) are:

- Willoughby Woods: 48 additional units
- Village at Rocky River: 180 units
- Jonhaven Townhomes: 54 units
- Chateau Estates: 18 units
- Braemar Village: 90 units
- The Exchange: 242 units
- Regent Pines: 173 units
- Fieldstone 21 additional units
- Secrest Commons: 495 units
- Alexander Commons: 64 additional units
- Waxhaw Landing: 500 units
- Waverly: 23 units
- Sun Oaks: 154 units

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

Thanks  
Don

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**From:** Doug Britt <[dbritt@monroenc.org](mailto:dbritt@monroenc.org)>  
**Sent:** Thursday, December 2, 2021 4:58 PM  
**To:** don ogram <[don.ogram@ucps.k12.nc.us](mailto:don.ogram@ucps.k12.nc.us)>  
**Subject:** CD Sutton Place

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Don,

I have attached a site plan for the development of a single family residential subdivision that will consist of 85 townhome lots located along Sutton Place further identified with parcel ID number 09-156-002. I would appreciate if you could provide comments. If you have any questions, please let me know.

Thanks,

Doug Britt, Senior Planner  
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