IMPACT UNDER CURRENT ZONING

The subject property is currently developed with four single family detached dwellings.

*Number of housing units allowed under current zoning:* the approximately 28 acres, zoned R-3 conventional, would allow approximately 84 residential dwellings.

*Number of students potentially generated under current zoning:* 48 students (26 elementary, 9 middle, 13 high).

IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units:* the conditional NS district (with five-year vested rights) request seeks to allow up to 242 multi-family residential units.

*CMS Planning Area:* 14, 15, 16

*Average Student Yield per Unit:* 0.3518

This development may add 85 student(s) to the schools in this area.

The following data is as of 20th Day of the 2017-18 school year.

<table>
<thead>
<tr>
<th>Schools Affected</th>
<th>Total Classroom Teachers</th>
<th>Building Classrooms/ Teacher Stations</th>
<th>20th Day, Enrollment (non-ec)</th>
<th>Building Classroom/ Adjusted Capacity (Without Mobiles)</th>
<th>20th Day, Building Utilization (Without Mobiles)</th>
<th>Additional Students As a result of this development</th>
<th>Utilization As of result of this development (Without Mobiles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RIVER GATE ELEMENTARY</td>
<td>39</td>
<td>39</td>
<td>763</td>
<td>763</td>
<td>100%</td>
<td>53</td>
<td>106%</td>
</tr>
<tr>
<td>SOUTHWEST MIDDLE</td>
<td>75</td>
<td>56</td>
<td>1407</td>
<td>1051</td>
<td>134%</td>
<td>12</td>
<td>135%</td>
</tr>
<tr>
<td>OLYMPIC HIGH¹²</td>
<td>146</td>
<td>106</td>
<td>2641</td>
<td>1917</td>
<td>138%</td>
<td>20</td>
<td>139%</td>
</tr>
</tbody>
</table>

**RECOMMENDATION**

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development may exacerbate those situations. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.
The total estimated capital cost of providing the additional school capacity for this new development is $1,876,000; calculated as follows:

Elementary School: \(53 \times 20,000 = 1,060,000\)

Middle School: \(12 \times 23,000 = 276,000\)

High School: \(20 \times 27,000 = 540,000\)

CMS recommends that the petitioner/developer schedule a meeting with staff to discuss mitigation of the cost to improve the adequacy of school capacity at the potentially affected schools.

The following projects are included on the CMS 2017 Bond Projects list, as approved by county voters:

1. construction of a new 125-classroom (Olympic) high school beginning April 2020 (tentative date); and

2. construction of a new 125-classroom school to relieve South Mecklenburg, Ardrey Kell, Myers Park, and Olympic high schools beginning March 2021 (tentative date).