

## Petition No: 2017-112

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### 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 20<sup>th</sup> Day of the 2017-18 school year.

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

### 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:	<b>53</b> x \$20,000 = \$1,060,000
Middle School:	<b>12</b> x \$23,000 = \$276,000
High School:	<b>20</b> x \$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.

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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).