

Petition No: 2017-117

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 51.24 multi-family dwelling units to O-1

CMS Planning Area: 5, 6, 7, 8, 9

Average Student Yield per Unit: 0.3661

This development may add 19 students to the schools in this area.

The following data is as of 20th Day of the 2016-17 school year.

| <i>Schools Affected</i> | <i>Total Classroom Teachers</i> | <i>Building Classrooms/ Teacher Stations</i> | <i>20th Day, Enrollment (non-ec)</i> | <i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i> | <i>20th 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> |
|-------------------------------|---------------------------------|--|---|--|--|--|---|
| NEWELL ELEMENTARY | 52 | 32 | 845 | 520 | 163% | 10 | 164% |
| MARTIN LUTHER KING, JR MIDDLE | 54 | 58 | 973 | 1045 | 93% | 5 | 94% |
| VANCE HIGH | 99 | 91 | 1674 | 1539 | 109% | 4 | 109% |

INCREMENTAL IMPACT OF THE ZONING CHANGE

Number of housing units allowed under current zoning: The subject property is currently developed with one single family dwelling. Petition 80-35C allowed a greenhouse/nursery. No residential uses permitted. Petition 2004-34 transferred zoning jurisdiction from Mecklenburg County to the City of Charlotte and changed the zoning to a zoning allowed in the city, B-1(CD), while retaining the existing conditional district entitlements for the RU(CD) zoning (county ordinance) per petition 80-35C.

Number of students potentially generated under current zoning: Zero (0)

The development allowed under the existing zoning may generate zero (0) student(s), while the development allowed under the proposed zoning may produce 19 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 19 student(s).

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.



Planning Services

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Charlotte, NC 28217

The total estimated capital cost of providing the additional school capacity for this new development is \$308,000; calculated as follows:

Elementary School: **10** x \$20,000 = \$200,000

High School: **4** x \$27,000 = \$108,000

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