

Petition No: 2017-133_rev

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: RE-1 zoning does not allow residential dwellings.
The subject property is vacant.

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

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: up to 167 for sale townhome units to UR-2(CD)

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.2166

This development may add 36 student(s) 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>
MALLARD CREEK ELEMENTARY	37	40	671	725	93%	18	95%
RIDGE ROAD MIDDLE	66.7	56	1245	1045	119%	7	120%
MALLARD CREEK HIGH	120.5	98	2509	2041	123%	11	123%

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 \$458,000; calculated as follows:

Middle School: 7 x \$23,000 = \$161,000

High School: 11 x \$27,000 = \$297,000



Planning Services

4335 Stuart Andrew Blvd.
Charlotte, NC 28217

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.