

Petition No: 2017-142

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 17.77 acres zoned R-3 conventional would allow approximately 53.31 residential dwellings.

The subject property is vacant.

Number of students potentially generated under current zoning: 32 student (16 elementary, 7 middle, and 9 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 71.08 single family detached residential dwellings to R-4 conventional zoning

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.5933

This development may add 42 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>
PAW CREEK ELEMENTARY	36	37	540	622	97%	21	101%
COULWOOD MIDDLE	71	47	663	439	151%	9	153%
WEST MECKLENBURG HIGH	114	102	1804	1614	112%	12	112%

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 school listed above.



Planning Services

4335 Stuart Andrew Blvd.
Charlotte, NC 28217

The total estimated capital cost of providing the additional school capacity for this new development is \$951,000; calculated as follows:

Elementary School: **21** x \$20,000 = \$420,000

Middle School: **9** x \$23,000 = \$207,000

High School: **12** x \$27,000 = \$324,000

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 school.