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.

<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>PAW CREEK ELEMENTARY</td>
<td>36</td>
<td>37</td>
<td>540</td>
<td>622</td>
<td>97%</td>
<td>21</td>
<td>101%</td>
</tr>
<tr>
<td>COULWOOD MIDDLE</td>
<td>71</td>
<td>47</td>
<td>663</td>
<td>439</td>
<td>151%</td>
<td>9</td>
<td>153%</td>
</tr>
<tr>
<td>WEST MECKLENBURG HIGH</td>
<td>114</td>
<td>102</td>
<td>1804</td>
<td>1614</td>
<td>112%</td>
<td>12</td>
<td>112%</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 school listed above.
The total estimated capital cost of providing the additional school capacity for this new development is $951,000; calculated as follows:

Elementary School: 21 \times $20,000 = $420,000
Middle School: 9 \times $23,000 = $207,000
High School: 12 \times $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.