

Petition No: 2017-157

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 28.4 acres zoned R-3 conventional would allow approximately 85.2 residential dwellings.

The subject property is developed with three single family detached dwellings.

Number of students potentially generated under current zoning: 43 students (18 elementary, 10 middle, and 15 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The approximately 28.4 acres zoned R-4 conventional would allow approximately 113.6 residential dwellings.

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

Average Student Yield per Unit: 0.5034

This development may add 57 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>
NEWELL ELEMENTARY	52	32	845	520	163%	24	166%
MARTIN LUTHER KING, JR. MIDDLE	54	58	973	1045	93%	13	94%
VANCE HIGH	99	91	1674	1539	109%	20	110%

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 \$1,020,000; calculated as follows:

Elementary School: $24 \times \$20,000 = \$480,000$

High School: $20 \times \$27,000 = \$540,000$

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.