

Petition No: 2017-158

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 1.58 acres zoned R-12MF conventional would allow approximately 18.96 residential dwellings.

The subject property is developed with a single-family dwelling.

Number of students potentially generated under current zoning: 7 students (3 elementary, 2 middle, and 2 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The approximately 1.58 acres zoned B-2 would net approximately 34.76 dwelling units.

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

Average Student Yield per Unit: 0.3661

This development may add 13 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>
CLEAR CREEK ELEMENTARY	34	30	582	514	113%	7	114%
NORTHEAST MIDDLE	43	54	641	805	80%	3	80%
ROCKY RIVER HIGH	91.5	100	1630	1781	92%	3	92%

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 \$140,000; calculated as follows:

Elementary School: $7 \times \$20,000 = \$140,000$

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.