Petition No: 2017-160

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 2.08 acres zoned R-3 conventional would allow approximately 6.24 residential dwellings.

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

Number of students potentially generated under current zoning: 4 students (2 elementary, 1 middle, and 1 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional UR-2 zoning request seeks to allow 14 (for sale) townhomes.

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.1734

This development may add 2 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>Building Classroom/ Adjusted Capacity (Without Mobiles)</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>SHARON ELEMENTARY¹</td>
<td>43</td>
<td>28</td>
<td>830</td>
<td>540</td>
<td>154%</td>
<td>1</td>
<td>154%</td>
<td></td>
</tr>
<tr>
<td>CARMEL MIDDLE</td>
<td>58.5</td>
<td>54</td>
<td>1071</td>
<td>989</td>
<td>108%</td>
<td>0</td>
<td>108%</td>
<td></td>
</tr>
<tr>
<td>MYERS PARK HIGH²</td>
<td>144.5</td>
<td>127</td>
<td>2994</td>
<td>2515</td>
<td>114%</td>
<td>1</td>
<td>114%</td>
<td></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 schools listed above.
The total estimated capital cost of providing the additional school capacity for this new development is $47,000; calculated as follows:

Elementary School: \(1 \times 20\,000 = 20\,000\)

Middle School: \(0 \times 23\,000 = 0\)

High School: \(1 \times 27\,000 = 27\,000\)

CMS recommends that the petitioner/developer schedule a meeting with staff to discuss mitigation of the cost to improve the adequacy of school capacity at the potentially affected schools.

The following future projects are included on the CMS 2017 Bond Projects list, as approved by county voters:

1. renovation and expansion of Sharon Elementary School in June 2020 (tentative date); and
2. construction of a new 125-classroom high school in March 2021 to relieve South Mecklenburg, Ardrey Kell, Myers Park, and Olympic high schools (tentative date; location to be determined).