

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.

<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>
SHARON ELEMENTARY ¹	43	28	830	540	154%	1	154%
CARMEL MIDDLE	58.5	54	1071	989	108%	0	108%
MYERS PARK HIGH ²	144.5	127	2994	2515	114%	1	114%

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: x \$20,000 = \$20,000

Middle School: x \$23,000 = \$0

High School: x \$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).