

Petition No: 2017-171

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 36.7 acres zoned R-3 conventional would allow approximately 110.1 residential dwellings.

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

Number of students potentially generated under current zoning: 64 students (32 elementary, 16 middle, and 16 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional district request seeks to allow up to a total of 220 dwelling units; 205 single family attached dwelling units and 15 single family detached dwelling units.

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.1734 (single-family attached) and 0.5818 (single-family detached)

This development may add 44 student(s) to the schools in this area [36 students (in single-family attached units) and 8 students (in single-family detached units)]. The proposed project is located directly adjacent to Ardrey Kell High School.

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>
ELON PARK ELEMENTARY ¹	57	39	1111	760	146%	21	149%
COMMUNITY HOUSE MIDDLE	83	58	1783	1246	143%	9	144%
ARDREY KELL HIGH ²	141.5	96	2991	2029	147%	14	148%

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 \$1,005,000; calculated as follows:

Elementary School:	21	x \$20,000 = \$420,000
Middle School:	9	x \$23,000 = \$207,000
High School:	14	x \$27,000 = \$378,000

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. construction of a new 45-classroom elementary school in June 2022 to relieve Elon Park, Hawk Ridge, and Polo Ridge elementary schools (tentative date; location to be determined); 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).