

## Petition No: 2017-171

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### 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 a total of 221 dwelling units; 210 single family attached dwelling units and 11 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 42 student(s) to the schools in this area [36 students (in single-family attached units) and 6 students (in single-family detached units)]. The proposed project is located directly adjacent to Ardrey Kell High School.

The following data is as of 20<sup>th</sup> Day of the 2016-17 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20<sup>th</sup> Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> 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 <sup>1</sup>	57	39	1111	760	146%	20	<b>149%</b>
COMMUNITY HOUSE MIDDLE	83	58	1783	1246	143%	8	<b>144%</b>
ARDREY KELL HIGH <sup>2</sup>	141.5	96	2991	2029	147%	14	<b>148%</b>

### 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 \$962,000; calculated as follows:

Elementary School:  $20 \times \$20,000 = \$400,000$

Middle School:  $8 \times \$23,000 = \$184,000$

High School:  $14 \times \$27,000 = \$378,000$

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.

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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).