

Petition No: 2017-184

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 8.56 acres zoned R-3 conventional would allow approximately 25.68 residential dwellings.

The subject property is developed with two single family dwelling units.

Number of students potentially generated under current zoning: 13 students (7 elementary, 3 middle, and 3 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the approximately 8.557-acre area zoned R-12MF would allow approximately 102.68 dwelling units.

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.2807

This development may add 29 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>
MOUNTAIN ISLAND LAKE -PK-8 ¹	55	35	894	550	157%	15 (PK-5)	161% (PK-8)
MOUNTAIN ISLAND LAKE -PK-8 ¹	55	35	894	550	157%	6 (6-8)	161% (PK-8)
WEST MECKLENBURG HIGH ²	107.5	102	1545	1466	105%	8	106%

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 \$654,000; calculated as follows:

Elementary School: **15**x \$20,000 = \$300,000

Middle School: **6**x \$23,000 = \$138,000

High School: **8**x \$27,000 = \$216,000

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 of the gymnasium along with the renovation and/or addition of specialty classrooms in June 2022 (tentative date); and
2. renovation or replacement of the gymnasium beginning July 2020 (tentative date).