

Petition No: 2017-186

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 0.87 acre area zoned R-22MF would allow approximately 19.14 dwelling units.

The subject property is developed with four office/daycare uses.

Number of students potentially generated under current zoning: 9 students (5 elementary, 2 middle, 2 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional UR-2(CD) TS-Overlay district request seeks to allow 18 single family attached (townhome) units limited to four stories and 45 feet in height.

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.0350

This development may add 0 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>
DILWORTH ELEMENTARY	38	28	732	539	136%	0	136%
ALEXANDER GRAHAM MIDDLE	72.5	65	1422	1275	112%	0	112%
WEST CHARLOTTE HIGH	92.0	96	1530	1597	96%	0	96%

RECOMMENDATION

We estimate that the proposed development may have minimal impact on the schools listed above.

The total estimated capital cost of providing the additional school capacity for this new development is \$0.00; calculated as follows:

Elementary School: x \$20,000 = \$0

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

High School: x \$27,000 = \$0