

Petition No: 2017-187

IMPACT UNDER CURRENT ZONING

The subject property is vacant.

Number of housing units allowed under current zoning:

- The approximately 3.08 +/- acres zoned R-3 would allow approximately 9.24 dwelling units.
- The approximately 27.09 +/- acres zoned R-4 would allow approximately 108.32 dwelling units.
- The approximately 21.75 +/- acres zoned R-5 would allow approximately 108.75 dwellings.
- The approximately 28.6 +/- acres zoned R-8 would allow approximately 228 dwelling units.

Number of students potentially generated under current zoning—269 students (138 elementary, 58 middle, 73 high), broken down as follows:

- R-3: approximate number of students = 6 – 3 elementary, 1 middle, 2 high;
- R-4 approximate number of students = 64 – 33 elementary, 14 middle, 17 high;
- R-5 approximate number of students = 64 – 33 elementary, 14 middle, 17 high;
- R-8 approximate number of students = 135 – 69 elementary, 29 middle, 37 high.

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the conventional district request to R-6 seeks all uses permitted in the R-6 district, which includes single family detached dwellings and duplex units are allowed by right on a corner lot. The subject property would allow approximately 475.8 dwelling units in the existing 79.3+/- acres.

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.5933

This development may add 282 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>
WHITEWATER ACADEMY	48.5	39	823	662	124%	143	143%
WHITEWATER MIDDLE	49.5	56	833	942	88%	61	94%
WEST MECKLENBURG HIGH ¹	114	102	1804	1614	112%	78	116%

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 \$4,966,000; calculated as follows:

Elementary School: $143 \times \$20,000 = \$2,860,000$

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

High School: $78 \times \$27,000 = \$2,106,000$

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.

1. The *CMS 2017 Bond Projects* list includes the renovation or replacement of the gymnasium beginning July 2020 (tentative date).