

## Petition No: 2017-193

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### **IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning:* The approximately 4.61 acres zoned R-3 conventional would allow approximately 13.83 residential dwellings.

The subject property is developed with a single family detached dwelling.

*Number of students potentially generated under current zoning:* 7 students (3 elementary, 2 middle, 2 high).

### **IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* The approximately 4.61 acre area zoned R-8MF would allow approximately 36.88 dwelling units

*CMS Planning Area:* 5, 6, 7, 8, 9

Average Student Yield per Unit: 0.3661

This development may add 14 student(s) to the schools in this area.

The following data is as of 20<sup>th</sup> Day of 2017-18 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>
REEDY CREEK ELEMENTARY	47.5	40	817	688	119%	7	<b>120%</b>
NORTHRIDGE MIDDLE	42.8	40	713	666	107%	4	<b>107%</b>
ROCKY RIVER HIGH	89.5	100	1534	1714	90%	3	<b>90%</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.



**Planning Services**

4421 Stuart Andrew Blvd.  
Charlotte, NC 28217

The total estimated capital cost of providing the additional school capacity for this new development is \$232,000; calculated as follows:

Elementary School:  $7 \times \$20,000 = \$140,000$

Middle School:  $4 \times \$23,000 = \$92,000$

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.