

Petition No: 2017-197

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 7.05 acres zoned R-3 conventional would allow approximately 21.15 residential dwellings.

The subject property is vacant.

Number of students potentially generated under current zoning: 12 students (6 elementary, 3 middle, 3 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional R-12MF (CD) district request seeks to allow 72 multi-family dwelling units, at a density of 10.21 units per acre. No more than six principal buildings.

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.7225

This development may add 52 student(s) to the schools in this area.

The following data is as of 20th Day of the 2017-18 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>
RIVER GATE ELEMENTARY	39	39	763	763	100%	36	104%
SOUTHWEST MIDDLE	75	56	1407	1051	134%	8	134%
OLYMPIC HIGH	146	106	2641	1917	138%	8	138%

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 \$1,120,000; calculated as follows:

Elementary School: $36 \times \$20,000 = \$720,000$

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

High School: $8 \times \$27,000 = \$216,000$

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.
