

## Petition No: 2017-205

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### **IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning:* up to 360 residential units. Petition 2007-82 rezoned the subject property to MUDD-O as part of an overall 170 acres that allowed retail, hotels, office and residential uses.

The subject property is vacant.

*Number of students potentially generated under current zoning:* 260 students (178 elementary, 41 middle, 41 high).

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

*Proposed Housing Units:* The conditional MUDD-O district request seeks to allow 205 for sale townhomes.

*CMS Planning Area:* 14, 15, 16

Average Student Yield per Unit: 0.1845

This development may add 38 student(s) to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 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>
PINEWOOD ELEMENTARY	34	35	546	562	97%	22	<b>100%</b>
SEDFIELD MIDDLE	41.9	45	592	636	93%	6	<b>94%</b>
HARDING UNIVERSITY HIGH	105.5	78	1635	1209	135%	10	<b>136%</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 \$710,000; calculated as follows:

Elementary School:  $22 \times \$20,000 = \$440,000$

High School:  $10 \times \$27,000 = \$270,000$

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.

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