

**Petition No: 2018-008**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning:* The approximately 0.72 acres zoned R-5 conventional would allow approximately 3.6 residential dwellings.

The subject property is developed with two single family detached dwelling units.

*Number of students potentially generated under current zoning:* 1 student (1 elementary, 0 middle, 0 high).

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* The conditional UR-2(CD) district request seeks to allow six single family detached dwelling units.

*CMS Planning Area:* 1, 2, 3

Average Student Yield per Unit: 0.5195

This development may add 3 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>
OAKHURST ACADEMY	38.5	37	639	614	104%	2	<b>104%</b>
EASTWAY MIDDLE	52	51	805	790	102%	0	<b>102%</b>
EAST MECKLENBURG HIGH <sup>1</sup>	113	90	2074	1652	126%	1	<b>126%</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 \$67,000; calculated as follows:

Elementary School:  $2 \times \$20,000 = \$40,000$

High School:  $1 \times \$27,000 = \$27,000$

**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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The following project is included on the *CMS 2017 Bond Projects* list, as approved by county voters:

1. Renovation, addition, or replacement of three classroom buildings beginning January 2021 (tentative date).