

Petition No: 2018-015

IMPACT UNDER CURRENT ZONING

The subject property is developed with two single family detached dwellings and a cell tower.

Number of housing units allowed under current zoning:

Petition 2015-82 rezoned the subject property (identified as Dev. Areas A, B, B1, C, D, E, F, G, H and I) to UR-2(CD) as part of an overall 64.33 acres that allowed 750 dwelling units (270-multi-family units, 120 of which must be age restricted and 480 single family detached or attached duplex, triplex, quadraplex, units). The maximum number of units allowed would be reduced to approximately 731 units (263 multi-family units and 468 single-family detached and/or attached units [duplex, triplex, or quadraplex]), with the exclusion of Development Area B.1 (approximately 1.6 acres in area) which is not included in the current Petition 2018-15.

Number of students potentially generated under current zoning: 223 students (139 elementary, 37 middle, 47 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional 66.5-acre UR-2(CD) district request seeks to allow 348 residential dwelling units consisting of 168 single family detached dwelling units and up to 180 single family attached (townhomes for sale) or single family detached dwelling units plus a portion of the 150 multi-family residential dwelling units approved as part of Rezoning Petition No. 2016-092 for Development Area B-2.

CMS Planning Area: 4, 17, 18, 19

In order to account for the proposed flexibility contained in this proposal, student estimates are displayed in the following maximum build-out scenarios:

- Scenario A: 348 residential dwelling units (168 single family detached dwelling units in Development Areas A, A-1, A-2, and A-3 + 180 single family detached dwelling units in Development Areas B & C)
 - Average Student Yield per Unit: 0.5220 (single family detached)
 - 182 students (96 elementary, 37 middle, 49 high)
- Scenario B: 348 residential dwelling units (168 single family detached dwelling units in Development Areas A, A-1, A-2, and A-3 + 180 single family attached [townhomes for sale] in Development Areas B & C)
 - Average Student Yield per Unit: 0.5220 (single family detached)
 - 88 students (46 elementary, 18 middle, 24 high)
 - Average Student Yield per Unit: 0.2977(townhouses)
 - 54 students (42 elementary, 5 middle, 7 high)
 - Total: 142 students (88 elementary, 23 middle, 31 high)

This development may add 142-182 student(s) to the schools in this area.

The following data is as of 20th Day of the 2017-18 school year.

* Student estimates & utilization are displayed in this manner in the table below: Scenario A/Scenario B (e.g. 14/25 or 100%/95%)

Schools Affected	Total Classroom Teachers	Building Classrooms/Teacher Stations	20 th Day, Enrollment (non-ec)	Building Classroom/Adjusted Capacity (Without Mobiles)	20 th Day, Building Utilization (Without Mobiles)	*Additional Students As a result of this development	*Utilization As of result of this development (Without Mobiles)
STATESVILLE ROAD ELEMENTARY	34.5	39	570	644	88%	96/88	100% / 101%
RANSON MIDDLE	52	52	883	883	100%	37/23	104% / 103%
WEST CHARLOTTE HIGH ¹	93.5	96	1436	1474	97%	49/31	101% / 99%

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 based on Scenario A is \$2,174,000. Alternatively, the total estimated capital cost of providing additional school capacity based on Scenario B is \$2,289,000.

	Scenario A	Scenario B
Elementary School:	0 x \$20,000 = \$0	88 x \$20,000 = \$1,760,000
Middle School:	37 x \$23,000 = \$851,000	23 x \$23,000 = \$529,000
High School:	49 x \$27,000 = \$1,323,000	0 x \$27,000 = \$0

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.

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

1. construction of a new 125-classroom high school facility beginning April 2020 (tentative date).