

Petition No: 2018-024

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 0.87-acre area zoned R-22MF would allow approximately 19.14 dwelling units.

The subject property is developed with four single family detached dwellings.

Number of students potentially generated under current zoning: 2 students (1 elementary, 0 middle, 1 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the conditional district request seeks to allow 20 single family attached townhome units and one additional residential unit above an office/retail ground floor unit.

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.0870

This development may add 2 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>
SELWYN ELEMENTARY	43.5	25	817	470	174%	1	174%
ALEXANDER GRAHAM MIDDLE	75.7	65	1465	1258	116%	0	116%
MYERS PARK HIGH	158.5	140	3156	2788	113%	1	113%

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 \$47,000; calculated as follows:

Elementary School: $1 \times \$20,000 = \$20,000$

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.