

Petition No: 2018-026

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 3.49 acres zoned R-3 conventional would allow approximately 10.47 residential dwellings.

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

Number of students potentially generated under current zoning: 6 students (3 elementary, 2 middle, 1 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the conditional UR-2(CD) zoning request seeks to allow approximately 20 single family attached dwellings.

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.1718

This development may add 4 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>
BEVERLY WOODS ELEMENTARY	39.5	38	747	719	104%	2	104%
CARMEL MIDDLE	61.4	54	1094	962	114%	1	114%
SOUTH MECKLENBURG HIGH	156.5	125	3106	2481	125%	1	125%

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 is \$90,000; calculated as follows:

Elementary School:	2 x \$20,000 = \$40,000
Middle School:	1 x \$23,000 = \$23,000
High School:	1 x \$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.