

Petition No: 2018-028

IMPACT UNDER CURRENT ZONING

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

Number of housing units allowed under current zoning: the approximately 12.79 acres zoned R-3 conventional would allow approximately 38.37 residential dwellings. The approximately 3.89 acres of subject zoned CC would allow approximately 32.2 multi-family dwelling units @ a density of 8.28 DUA. The approximately 12.205 acres of subject property zoned MX-1 would allow 30.29 single family detached and attached dwelling units @ a density of 2.48 units per acre.

Number of students potentially generated under current zoning: 43 students (25 elementary, 8 middle, 10 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the conditional district request to R-17MF (CD) seeks to allow up to 330 multi-family dwelling units.

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.3518

This development may add 116 student(s) to the schools in this area. The proposed project is located adjacent to Berewick Elementary School.

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>
BEREWICK ELEMENTARY	44.5	39	741	677	114%	72	124%
KENNEDY MIDDLE	55.7	45	978	790	124%	17	126%
OLYMPIC HIGH ¹²	146	106	2641	1917	138%	27	139%

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 \$2,560,000; calculated as follows:

Elementary School: **72**x \$20,000 = \$1,440,000

Middle School: **17**x \$23,000 = \$391,000

High School: **27**x \$27,000 = \$729,000

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.

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

1. construction of a new 125-classroom (Olympic) high school beginning April 2020 (tentative date); and
2. construction of a new 125-classroom school to relieve South Mecklenburg, Ardrey Kell, Myers Park, and Olympic high schools beginning March 2021 (tentative date).