

**Petition No: 2018-029**

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**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning:* the approximately 4.02 acres zones R-3 conventional would allow approximately 12.06 residential dwellings.

The portion of the subject property being rezoned is currently vacant.

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

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* the conditional district request seeks to allow up to 300 residential dwelling units, in up to 12 principal buildings.

*CMS Planning Area:* 4, 17, 18, 19

Average Student Yield per Unit: 0.1161

This development may add 35 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>
LONG CREEK ELEMENTARY	30.5	39	454	623	78%	22	<b>82%</b>
BRADLEY MIDDLE	54.1	53	1024	1003	102%	6	<b>103%</b>
HOPEWELL HIGH	89.5	100	1635	1827	90%	7	<b>90%</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 school 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 \$138,000; calculated as follows:

Middle School: 6x \$23,000 = \$138,000

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 school.