

Petition No: 2018-037

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 12.5 acres zoned R-3 conventional would allow approximately 37.5 residential dwellings.

The portion of the subject property is developed with two single family detached dwellings.

Number of students potentially generated under current zoning: 21 students (11 elementary, 4 middle, 6 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conventional UR-2(CD) district request seeks to allow 83 single family attached residential dwellings, at a density of 6.6 units per acre.

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.0947

This development may add 8 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>
PALISADES PARK ELEMENTARY	38	39	737	756	97%	5	98%
SOUTHWEST MIDDLE	75	56	1407	1051	134%	2	134%
OLYMPIC HIGH	146.0	106	2641	1917	138%	1	138%

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 \$73,000 calculated as follows:

Middle School: 2x \$23,000 = \$46,000

High School: 1x \$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 school.