

Petition No: 2018-056

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 9.3 acres zoned R-4 conventional would allow approximately 37.2 residential dwellings.

The subject property is developed with 8 single family detached dwellings.

Number of students potentially generated under current zoning: 22 student(s) (10 elementary, 5 middle, 7 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the conditional UR-2(CD) district request seeks to allow 145 single family attached dwellings (townhomes).

CMS Planning Area: 5, 6, 7, 8, 9

Average Student Yield per Unit: 0.1438

This development may add 21 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>
IDLEWILD ELEMENTARY	65.5	39	1005	638	168%	10	171%
MCCLINTOCK MIDDLE	63.5	54	1101	936	118%	3	118%
EAST MECKLENBURG HIGH	113.0	90	2074	1652	126%	8	126%

The total estimated capital cost of providing the additional school capacity for this new development is \$803,000 calculated as follows:

Elementary School:	10x \$34,000 = \$340,000
Middle School:	3x \$37,000 = \$111,000
High School:	8x \$44,000 = \$352,000

RECOMMENDATION

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a cases where school utilization exceeds 100% since the proposed development may exacerbate the situations. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school listed above.

Applicants are encouraged to contact us in advance of their project submittals to inform CMS of their prospective impacts and discuss mitigation alternatives.