

Petition No: 2018-066

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 0.8 acres, zoned R-3 conventional, would allow approximately 2 residential dwellings.

The subject property is developed with a single-family detached dwelling.

Number of students potentially generated under current zoning: 1 student.

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the request to conventional R-4 zoning would allow up to 3 residential dwelling units.

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.5796

This development may add 2 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>
BILLINGSVILLE ELEMENTARY (Grades K-2)	26	35	322	518	74%	1	74%
COTSWOLD ELEMENTARY (Grades 3-5)	44.5	32	785	564	139%*		OR
ALEXANDER GRAHAM MIDDLE	75.7	65	1465	1258	116%	1	117%
MYERS PARK HIGH ¹	158.5	140	3156	2788	113%	0	113%

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

1. construction of a new 125-classroom high school in March 2021 to relieve South Mecklenburg, Ardrey Kell, Myers Park, and Olympic high schools (tentative date; location to be determined).



Planning Services

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The total estimated capital cost of providing the additional school capacity for this new development is \$71,000*; calculated as follows:

Elementary School: 1x \$34,000 = \$34,000*

Middle School: 1x \$37,000 = \$37,000

* Applicable if the projected student impacts Cotswold Elementary.

RECOMMENDATION

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about a rezoning case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school(s) 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.