

Petition No: 2018-067

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 15.68 acres, zoned R-3 conventional, would allow approximately 47 residential dwellings.

The subject property is undeveloped/vacant.

Number of students potentially generated under current zoning: 25 students (13 elementary, 5 middle, 7 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the request to conditional UR-2 (CD) zoning would allow 189 (for sale) single-family, attached dwelling units.

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.2977

This development may add 56 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>
MALLARD CREEK ELEMENTARY	35	40	633	723	88%	44	93%
RIDGE ROAD MIDDLE	65	56	1239	1067	116%	5	117%
MALLARD CREEK HIGH	125.5	98	2603	2033	128%	7	128%

The total estimated capital cost of providing the additional school capacity for this new development is \$493,000; calculated as follows:

Middle School: **5**x \$37,000 = \$185,000

High School: **7**x \$44,000 = \$308,000



Planning Services

4421 Stuart Andrew Blvd.

Charlotte, NC 28217

Phone: 980-343-6246

Email: planning@cms.k12.nc.us

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.