

**Petition No: 2018-069**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning:* the approximately 9.36 acres, zoned conventional I-1, does not allow residential dwellings.

The subject property is undeveloped/vacant.

*Number of students potentially generated under current zoning:* 0 student(s).

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* the request to conditional MX-2 zoning would allow up to 70 single-family, attached dwelling units (that may be converted to single-family detached units).

*CMS Planning Area:* 14, 15, 16

In order to account for the proposed flexibility contained in this proposal, student estimates are displayed in the following maximum build-out scenarios:

- Scenario A: 70 single-family, attached dwelling units
  - Average Student Yield per Unit: 0.0947
    - 7 students (5 elementary, 1 middle, 1 high)
  
- Scenario B: 70 single-family, detached dwelling units
  - Average Student Yield per Unit: 0.5686
    - 40 students (21 elementary, 8 middle, 11 high)

This development may add 7-40 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.

*\* Student estimates & utilization are displayed in this manner in the table below: Scenario A/Scenario B (e.g. 14/25 or 100%/95%)*

<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>
RIVER OAKS ACAD (ELEMENTARY)	35	39	581	682	90%	5/21	91% / 93%
COULWOOD MIDDLE	42.6	47	745	822	91%	1/8	91% / 92%
WEST MECKLENBURG HIGH	107.5	102	1545	1466	105%	1/11	105% / 106%

**Planning Services**

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The total estimated capital cost of providing the additional school capacity for this new development based on Scenario A is \$44,000. Alternatively, the total estimated capital cost of providing additional school capacity based on Scenario B is \$484,000.

	Scenario A	Scenario B
High School:	1 x \$44,000 = \$44,000	11 x \$44,000 = \$484,000

**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.