

Petition No: 2018-092

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 4.38 acres zoned R-MH would allow 21.9 dwelling units.

The subject property is vacant.

Number of students potentially generated under current zoning: 11 students (6 elementary, 2 middle, 3 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the conditional district request to UR-3 (CD) seeks to allow up to 280 multi-family dwelling units.

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.1161

This development may add 32 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 Classroom s/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>
BLYTHE ELEMENTARY	60.5	50	1122	957	121%	20	123%
J.M. ALEXANDER MIDDLE	41.9	54	918	1183	78%	6	78%
NORTH MECKLENBURG HIGH	133	108	2447	1987	123%	6	123%

Note: In this Planning area, the projected increase in students from approved rezoning's from September 2016 to present is 675 students.

The total estimated capital cost of providing the additional school capacity for this new development is \$944,000 calculated as follows:

Elementary School: **20**x \$34,000 = \$680,000

High School: **6**x \$44,000 = \$264,000

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.

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

In this Planning area, the projected increase in students from approved rezoning's from September 2016 to present is 675 students.

Table of Student yields:

Petition	Projected Students	Petitioner	Approved
2016-053	24	Brookline Residential, LLC	2016-12-19T00:00:00.000Z
2017-045	7	Judson Stringfellow	2017-05-15T00:00:00.000Z
2017-096	35	Cambridge-Eastfield, LLC	2017-10-16T00:00:00.000Z
2017-133	36	Mattamy Homes (Mallard Creek Rd. Site)	2018-05-21T00:00:00.000Z
2017-135	22	Redwood USA	2018-04-16T00:00:00.000Z
2017-143	3	JDSI, LLC	2018-01-26T00:00:00.000Z
2017-150	31	Mattamy Homes	2018-01-26T00:00:00.000Z
2017-179	32	Davis Development, Inc.	2018-05-21T00:00:00.000Z
2017-184	29	Sean Brady	2018-03-19T00:00:00.000Z
2017-185	35	High Family Partnership I, LP	2018-04-16T00:00:00.000Z
2018-015	182	NVR Inc.	2018-05-21T00:00:00.000Z
2018-115	42	JDSI, LLC	2019-02-18T09:11:59.000Z
2018-116	3	JDSI, LLC	2019-01-22T10:31:14.000Z
2018-132	33	Alliance Residential Company	2019-05-20T14:17:49.000Z
2018-134	39	HHHunt	2019-03-18T00:00:07.000Z
2018-140	11	Profile Management LLC	2019-03-18T00:00:07.000Z
2019-010	111	JDSI, LLC	2019-04-15T00:00:00.000Z
Total	675		