

## 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 350 multi-family dwelling units.

*CMS Planning Area:* 4, 17, 18, 19

Average Student Yield per Unit: 0.1161

This development may add 41 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.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classroom s/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>
BLYTHE ELEMENTARY	60.5	50	1122	957	121%	26	<b>123%</b>
J.M. ALEXANDER MIDDLE	41.9	54	918	1183	78%	7	<b>78%</b>
NORTH MECKLENBURG HIGH	133	108	2447	1987	123%	8	<b>123%</b>

The total estimated capital cost of providing the additional school capacity for this new development is \$1,236,000 calculated as follows:

Elementary School: **26**x \$34,000 = \$884,000

High School: **8**x \$44,000 = \$352,000



**Planning Services**

4421 Stuart Andrew Blvd.  
Charlotte, NC 28217

**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.