

Petition No: 2018-100

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 1.77 acres zoned R-3 would allow approximately 5 residential dwellings units.

The subject property is developed with five single-family, detached dwellings.

Number of students potentially generated under current zoning: 3 student(s) (1 elementary, 1 middle, 1 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the UR-2 (CD) district request seeks to allow 13 (for-sale) single-family, attached dwelling units.

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.1718

This development may add 2 student(s) to the schools in this area.

The following data is as of 20th Day of the 2018-19 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>
EASTOVER ELEMENTARY	23.5	26	444	491	90%	1	90%
ALEXANDER GRAHAM MIDDLE	74	65	1420	1247	114%	0	114%
MYERS PARK HIGH ¹	166.5	140	3385	2846	119%	1	119%

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

The total estimated capital cost of providing the additional school capacity for this new development is \$44,000 calculated as follows:

High School: $1 \times \$44,000 = \$44,000$

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.