

## Petition No: 2018-127

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### **IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning:* the approximately 1.08 acres, zoned R-3, would allow approximately 3 residential dwelling units.

The subject property is developed with two single-family, detached dwellings and one duplex.

*Number of students potentially generated under current zoning:* 1 student(s) (1 elementary, 0 middle, 0 high).

### **IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* the conventional R-8 zoning district would allow approximately 8 dwelling units.

*CMS Planning Area:* 10, 11, 12, 13

Average Student Yield per Unit: 0.5796

This development may add 5 student(s) to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2018-19 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20<sup>th</sup> Day Enrollment</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>
EASTOVER ELEMENTARY	23.5	26	444	491	90%	3	<b>91%</b>
ALEXANDER GRAHAM MIDDLE <sup>1</sup>	74	65	1420	1247	114%	1	<b>114%</b>
SEDFIELD MIDDLE <sup>1</sup>	39	45	518	598	87%	1	<b>87%</b>
MYERS PARK HIGH <sup>2</sup>	166.5	140	3385	2846	119%	1	<b>119%</b>

- Beginning with the 2019-2020 school year, the home school assignment for the subject properties will change from Alexander Graham Middle School to Sedgfield Middle School.
- Construction of a new 125-classroom high school is slated to begin in April 2020 (tentative date).

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

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



## Planning Services

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### **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.