

**Petition No: 2018-134**

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**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning:* the approximately 19.61 acres, zoned R-4, would allow approximately 78 residential dwelling units.

The subject property is undeveloped/vacant.

*Number of students potentially generated under current zoning:* 41 student(s) (22 elementary, 8 middle, 11 high).

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* the conditional UR-2 (CD) district request seeks to allow up to 335 multifamily residential units.

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

Average Student Yield per Unit: 0.1161

This development may add 39 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>
BLYTHE ELEMENTARY	58	50	1010	902	116%	25	<b>119%</b>
J.M. ALEXANDER MIDDLE	48.5	54	920	1024	90%	7	<b>91%</b>
NORTH MECKLENBURG HIGH	124.5	108	2228	1933	115%	7	<b>116%</b>

The total estimated capital cost of providing the additional school capacity for this new development is \$1,158,000; calculated as follows:

Elementary School: **25**x \$34,000 = \$850,000

High School: **7**x \$44,000 = \$308,000



## 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.