

**Petition No: 2018-135**

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**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: 0*

The subject property is developed with a warehouse and office use.

*Number of students potentially generated under current zoning: 0 student(s).*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* the conditional TOD-R-O district request seeks to allow a minimum of 39 residential units.

*CMS Planning Area: 1, 2, 3*

Average Student Yield per Unit: 0.1184

This development may add (at least) 4 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>
PINEWOOD ELEMENTARY	33.5	35	444	511	96%	2	<b>96%</b>
SEDGEFIELD MIDDLE <sup>1</sup>	39	45	518	598	87%	1	<b>87%</b>
ALEXANDER GRAHAM MIDDLE <sup>1</sup>	74	65	1420	1247	114%	1	<b>114%</b>
HARDING HIGH	104.5	78	1594	1190	134%	1	<b>134%</b>

1. Beginning with the 2019-2020 school year, the home school assignment for the subject property will change from Sedgfield Middle School to Alexander Graham Middle School.

The total estimated capital cost of providing the additional school capacity for this new development is \$81,000; calculated as follows:

Middle School: **1**x \$37,000 = \$37,000

High School: **1**x \$44,000 = \$44,000



## Planning Services

4421 Stuart Andrew Blvd.

Charlotte, NC 28217

Phone: 980-343-6246

Email: [planning@cms.k12.nc.us](mailto:planning@cms.k12.nc.us)

### **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.