

Petition No: 2018-142

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 20.5 acres zoned R-3 would allow approximately 61.5 dwelling units.

The subject property is developed with eight single family detached dwellings.

Number of students potentially generated under current zoning: 36 student(s) (19 elementary, 9 middle, 8 high).

IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units: The conditional **R-8MF(CD)and INST (CD)** district request seeks to allow up to 80 single family attached dwelling units in 10.5 acres*

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.1718

This development may add 14 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</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>
OLDE PROVIDENCE ELEMENTARY	37	32	744	643	116%	7	116%
CARMEL MIDDLE	63.5	54	1148	976	118%	3	118%
MYERS PARK HIGH	166.5	140	3385	2846	119%	4	119%

The total estimated capital cost of providing the additional school capacity for this new development is \$525,000; calculated as follows:

Elementary School: **7**x \$34,000 = \$238,000

Middle School: **3**x \$37,000 = \$111,000

High School: **4**x \$44,000 = \$176,000



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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.