

**Petition No: 2018-145**

---

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: The approximately 1.24 acres zoned R-4 would allow approximately 4.96 dwelling units*

The subject property is developed with one single family detached dwelling.

*Number of students potentially generated under current zoning: 3 student(s) (2 elementary, 0 middle, 1 high).*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The conditional U-2 (CD) district request seeks to allow seven duplex dwellings (total of 14 units) at a density of 11.2 units per acre.*

*CMS Planning Area: 1, 2, 3*

Average Student Yield per Unit: 0.1184

This development may add 2 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>
OAKHURST STEAM	38	37	640	623	103%	1	<b>103%</b>
EASTWAY MIDDLE	55	51	874	810	108%	0	<b>108%</b>
GARINGER HIGH <sup>1</sup>	104.5	89	1775	1512	117%	1	<b>117%</b>

1. Renovation/Addition new classrooms and replace older areas of school is slated to begin June 2021 (tentative date)

The total estimated capital cost of providing the additional school capacity for this new development is \$78,000; calculated as follows:

Elementary School: 1x \$34,000 = \$34,000

High School: 1x \$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.