

Petition No: 2018-149

IMPACT UNDER CURRENT ZONING

*Number of housing units allowed under current zoning: The approximately 1.69 acres zoned **R-8** would allow approximately 13.52 dwelling units*

*Number of housing units allowed under current zoning: The 0.93 acres zoned **B-1** would allow 20.46 dwelling units.*

The subject property developed with an 80-unit apartment building, three single family detached dwellings, retail and a college/institutional use.

*Number of students potentially generated under current zoning **R-8** : 2 student(s) (2 elementary, middle, 0 high).*

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

IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units: The conditional **MUDD (CD)** district request seeks to allow the following: up to 170 single family attached/detached and/or multi-family residential dwelling*

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.1184 **(Worst Case Scenario/multi-family units)**

This development may add 20 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>
BRUNS AVENUE ACADEMY	28	39	345	527	72%	9	73%
RANSON MIDDLE	56.5	52	1111	1023	109%	5	109%
WEST CHARLOTTE HIGH ¹	82.0	96	1332	1559	85%	6	85%

The following project is included on the CMS 2017 Bond Projects list, as approved by county voters:

1. Construction of a new 125 classroom school; to replace current facility built in 1954 is slated to begin April 2020 (tentative date).

The total estimated capital cost of providing the additional school capacity for this new development is \$185,000; calculated as follows:

Middle School: $5 \times \$37,000 = \$185,000$

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.