

Petition No: 2018-163

IMPACT UNDER CURRENT ZONING

*Number of housing units allowed under current zoning: The approximately 0.75 acres zoned **R-8** conventional would allow approximately 6 residential dwellings.*

*Number of housing units allowed under current zoning: The approximately 1.00-acre area zoned **R-22MF** would allow approximately 22 dwelling units.*

The subject property is developed with four single family detached dwellings and three duplex dwelling units.

*Number of students potentially generated under current zoning **R-8**: 3 student(s) (2 elementary, 0 middle, 1 high).*

*Number of students potentially generated under current zoning **R-22MF**: 3 student(s) (1 elementary, 1 middle, 1 high).*

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional UR-2(CD) district request seeks to allow up to 12 single family attached dwellings (townhomes) and 70 multi-family dwelling units.

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.0870 (townhomes) = 1
0.1184 (multi-family) = 8

This development may add 9 student(s) to the schools in this area.

The following data is as of 20th Day of the 2018-19 school year.

Schools Affected	Total Classroom Teachers	Building Classrooms/ Teacher Stations	20 th Day Enrollment	Building Classroom/ Adjusted Capacity (Without Mobiles)	20 th Day, Building Utilization (Without Mobiles)	Additional Students As a result of this development	Utilization As of result of this development (Without Mobiles)
DILWORTH (SEDFIELD CAMPUS K-2)	26.55	36	311	479	74%	5	74%
DILWORTH (LATTA CAMPUS 3-5)	22	28	367	467	79%		79%
ALEXANDER GRAHAM MIDDLE	74	65	1420	1247	114%	2	114%
MYERS PARK HIGH ¹	166.5	140	3385	2846	119%	2	119%



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

1. construction of a new 125-classroom high school in March 2021 to relieve South Mecklenburg, Ardrey Kell, Myers Park, and Olympic high schools (tentative date; location to be determined).

The total estimated capital cost of providing the additional school capacity for this new development is \$162,000; calculated as follows:

Middle School: 2x \$37,000 = \$74,000

High School: 2x \$44,000 = \$88,000

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.