

**Petition No: 2019-005**

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**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: Residential dwellings are not allowed in industrial districts.*

The subject property is developed with a warehouse.

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

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The conditional **UR-2(CD)** district request seeks to allow up to 100 single family attached dwelling units, at a density of 17.9 dwelling units per acre.*

*CMS Planning Area: 1, 2, 3*

Average Student Yield per Unit: 0.0870

This development may add 9 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>
DILWORTH ELEMENTARY	22	28	367	467	79%	4	<b>79%</b>
SEDFIELD MIDDLE	39	45	518	598	87%	1	<b>87%</b>
MYERS PARK HIGH	166.5	140	3385	2846	119%	3	<b>119%</b>

The total estimated capital cost of providing the additional school capacity for this new development is \$132,000; calculated as follows:

High School:  $3 \times \$44,000 = \$132,000$



## Planning Services

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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.