

**Petition No: 2019-010**

---

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: The approximately 28 acres zoned R-3 conventional would allow approximately 84 residential dwellings*

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

*Number of students potentially generated under current zoning: 44 student(s) (23 elementary, 9 middle, 12 high)*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* The conventional **R-6** and **R-8** district request seeks the following:

The approximately 19.32 acres zones R-6 would allow approximately 115.92 residential dwellings. (60)

The approximately 12.16 acres zoned R-8 would net approximately 97.28 residential dwellings. (51)

*CMS Planning Area: 4, 17, 18, 19*

Average Student Yield per Unit: 0.5220

This development may add 111 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>
MOUNTAIN ISLAND LAKE ACADEMY PRE-K-8	52	35	787	530	149%	81	<b>163%</b>
WEST MECKLENBURG HIGH	84.5	102	1305	1575	83%	30	<b>85%</b>

The total estimated capital cost of providing the additional school capacity for this new development is \$2,820,000; calculated as follows:

Elementary School: 59x \$34,000 = \$2,006,000

Middle School: 22x \$37,000 = \$814,000



## 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.