

Petition No: 2019-023

IMPACT UNDER CURRENT ZONING

*Number of housing units allowed under current zoning: The conventional **R-3** zoning allows all uses permitted in the district which include single family detached dwellings. Duplex units are permitted on corner lots. The approximately 5.12 acres zoned R-3 would allow approximately 15.36 dwelling units.*

The subject property is developed with three single family detached dwellings, with one lot vacant.

Number of students potentially generated under current zoning: 9 student(s) (5 elementary, 2 middle, 2 high)

IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units: The conditional **UR-2(CD)** district request seeks to allow the following: Two single family detached dwellings. 26 townhomes, limited to three stories in height.*

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: *0.5796 = 1 Student*
0.1718 = 4 Students

This development may add 5 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>
BEVERLY WOODS ELEMENTARY	42	38	819	741	111%	3	111%
CARMEL MIDDLE	63.5	54	1148	976	118%	1	118%
SOUTH MECKLENBURG HIGH	158.0	125	3125	2472	126%	1	126%

The total estimated capital cost of providing the additional school capacity for this new development is \$183,000; calculated as follows:

Elementary School:	3 x \$34,000 = \$102,000
Middle School:	1 x \$37,000 = \$37,000
High School:	1 x \$44,000 = \$44,000

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.