



**Planning Services**

4421 Stuart Andrew Blvd.  
 Charlotte, NC 28217  
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**Petition No: 2019-032 Revised**

**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 allowed by right on a corner lot. The approximately 14.72 acres zoned R-3 conventional would allow approximately 44.16 residential dwellings.*

The subject property is undeveloped.

*Number of students potentially generated under current zoning: 23 student(s) (12 elementary, 5 middle, 6 high)*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The conditional **R-17MF** zoning district request seeks to rezone 14.72 acres to allow all uses permitted in the district, which include single family detached, single family attached, duplex, triplex, quadraplex and multi-family dwellings , at a density of 17 units per acre. The 14.72 acres zoned R-17MF would allow 250.24 dwellings units.*

*CMS Planning Group: North*

Average Student Yield per Unit: *0.298 (Worst Case Scenario)*

This development may add 74 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>
STONE CREEK ELEMENTARY	43	39	729	661	110%	59	<b>118%</b>
JAMES MARTIN MIDDLE	51	65	863	1100	78%	6	<b>79%</b>
ZEBULON VANCE HIGH	108.5	91	1973	1655	119%	9	<b>120%</b>



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The total estimated capital cost of providing the additional school capacity for this new development is \$2,402,000; calculated as follows:

Elementary School:	<b>59</b> x \$34,000 = \$2,006,000
High School:	<b>9</b> x \$44,000 = \$396,000

**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.