

Petition No: 2019-037

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The existing R-17MF zoning allows all uses permitted in the district, including single family detached, duplex, triplex, quadraplex, attached dwellings and multi-family dwellings up to 17 units per acre. The approximately 3.08-acre area zoned R-17MF would allow approximately 52.36 dwelling units.

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

Number of students potentially generated under current zoning: 18 student(s) (11 elementary, 3 middle, 4 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional B-2 zoning allows all uses permitted in the B-2 district, which permits detached, duplex, triplex, quadraplex and multi-family residential dwellings at a maximum density of 22 units per acre. The approx. 3.08 acres zoned B-2 would net approximately 67.76 dwelling units.

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.3518

This development may add 24 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>
WHITEWATER ACADEMY ELEMENTARY	48	39	775	666	123%	15	126%
WHITEWATER MIDDLE	46	56	743	905	82%	3	82%
WEST MECKLENBURGH HIGH	84.5	102	1305	1575	83%	6	83%



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The total estimated capital cost of providing the additional school capacity for this new development is \$510,000; calculated as follows:

Elementary School: $15 \times \$34,000 = \$510,000$

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.