

Petition No: 2019-045

IMPACT UNDER CURRENT ZONING

*Number of housing units allowed under current zoning: Petition 2005-150 rezoned the 29.08-acre subject property to **MX-2** as part of 60.35 acres identified as Area 5. The 29.08-acre subject property portion of Area 5 allowed 192 apartments or condominiums, at a density of 7 units per acre. Nonresidential uses are prohibited in the MX-2 district.*

The subject property is undeveloped/vacant.

Number of students potentially generated under current zoning: 68 student(s) (42 elementary, 10 middle, 16 high) – Worst Case Scenario (apartments)

IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units: The conditional **MX-2 SPA** seeks a site plan amendment for the 29.08 –acre site to allow 152 single family attached dwelling units, at a density of 5.2 DUA.*

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.0947

This development may add 14 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>
PAW CREEK ELEMENTARY	42	37	639	625	114%	10	114%
COULWOOD MIDDLE	43.5	47	711	768	93%	3	93%
WEST MECKLENBURG HIGH	84.5	102	1305	1575	83%	1	83%

The total estimated capital cost of providing the additional school capacity for this new development is \$340,000; calculated as follows:

Elementary School: **10**x \$34,000 = \$340,000



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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.