

Petition No: 2019-050

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: Residential dwellings are not allowed in distributive business district.

The subject property is developed with a retail building; formerly an EDEE.

Number of students potentially generated under current zoning: 0 student(s)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conventional B-2 district request seeks to allow all uses permitted in the B-2 district. The approx. 1.45 acres zoned B-2 would net approximately 31.9 dwelling units.

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.1714

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>
MATTHEWS ELEMENTARY	53.5	40	1017	784	134%	3	134%
CRESTDALE MIDDLE	45	53	898	1058	85%	1	85%
BUTLER HIGH	107.5	98	2102	1916	110%	1	110%

The total estimated capital cost of providing the additional school capacity for this new development is \$146,000; calculated as follows:

Elementary School: **3**x \$34,000 = \$102,000

High School: **1**x \$44,000 = \$44,000



Planning Services

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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.