

Petition No: 2019-053

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The conventional **O-1** zoning allows all uses permitted in the district, including residential dwellings (detached, duplex, triplex, quadraplex and multi-family residential dwellings) at a density of 12 units per acre. The existing 0.75 acres zoned O-1 would allow approximately 9 dwelling units.

The subject property is vacant/undeveloped.

Number of students potentially generated under current zoning: 1 student(s) (1 elementary, 0 middle, 0 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional **MUDD-O** district request seeks to 56 single family attached dwelling units, at a density of 21.37 units per acre. Site plan does not specify whether units are for sale or for rent.

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.0870

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>
ASHLEY PARK (Pre-K-8)	35.5	28	528	416	127%	3	127%
WEST CHARLOTTE HIGH ¹	82.0	96	1332	1559	85%	2	85%

1. Construction of a new 125 classroom school; to replace current facility built in 1954 is slated to begin April 2020 (tentative date).

The total estimated capital cost of providing the additional school capacity for this new development is \$105,000; calculated as follows:

Elementary School: **2**x \$34,000 = \$68,000
Middle School: **1**x \$37,000 = \$37,000



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.