

Petition No: 2019-058

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The existing R-22MF zoning allows all uses permitted in the district, including single family detached, duplex, triplex, quadraplex, attached dwellings and multi-family dwellings up to 22 units per acre. The approximately 4.27-acre area zoned R-22MF would allow approximately 93.94 dwelling units.

The subject property is developed with approximately 36 multi-family dwelling units in 10 buildings.

Number of students potentially generated under current zoning: 11 student(s) (5 elementary, 3 middle, 3 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional UR-3(CD) district request seeks to allow up to 140 multi-family dwelling units in a single building.

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.1184

This development may add 17 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>
DRUID HILLS ACADEMY (PRE-K-8)	33	35	402	426	94%	12	97%
WEST CHARLOTTE HIGH ¹	82.0	96	1332	1559	85%	5	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 \$0.00; calculated as follows:



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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.