

Petition No: 2019-061

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The conventional BP district allows all uses permitted in the district, including a mixture of employment uses. Residential dwellings are not allowed in the BP district.

The subject property is undeveloped/vacant.

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

IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units: The conditional **UR-2(CD)** request seeks to allow up to 300 multi-family dwelling units as permitted in the UR-2 district. Total number of seven principal buildings limited to four stories in height. The UR-2 district allows detached, duplex, triplex, quadraplex, attached, and multi-family dwelling units.*

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.1161

This development may add 35 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>
LONG CREEK ELEMENTARY	32.5	39	504	605	83%	22	86%
BRADLEY MIDDLE	56.5	53	1074	1007	107%	6	107%
HOPEWELL HIGH	88.5	100	1713	1936	89%	7	89%

The total estimated capital cost of providing the additional school capacity for this new development is \$222,000; calculated as follows:

Middle School: $6 \times \$37,000 = \$222,000$



Planning Services

4421 Stuart Andrew Blvd.

Charlotte, NC 28217

Phone: 980-343-6246

Email: planning@cms.k12.nc.us

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.