

Petition No: 2019-068

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 6.167 acres zoned R-4 would allow approximately 24.6 dwelling units.

The subject property is undeveloped/vacant.

Number of students potentially generated under current zoning: 14 student(s) (8 elementary, 3 middle, 3 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conventional R-8 zoning allows all uses permitted in the district, which include single family detached, attached (duplex, triplex, quadraplex). The approximately 6.167 acres zoned R-8 would allow approximately 49.33 dwelling units.

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.5796 (**Worst Case Scenario**)

This development may add 29 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>
STERLING ELEMENTARY	40	36	630	620	111%	16	114%
QUAIL HOLLOW MIDDLE	59.5	57	1152	1104	104%	7	104%
SOUTH MECKLENBURG HIGH	158.0	125	3125	2472	126%	6	126%

The total estimated capital cost of providing the additional school capacity for this new development is \$1,067,000; calculated as follows:

- Elementary School: 16x \$34,000 = \$544,000
- Middle School: 7x \$37,000 = \$259,000
- High School: 6x \$44,000 = \$264,000



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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.