

Petition No: 2018-001(c)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the R-3 to UR-2(CD) petition proposes the development of up to 145 single-family, attached (townhome) units.

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.1718

This development may add 25 student(s) to the schools in this area.

The following data is as of 20th Day of the 2017-18 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</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>
PINEVILLE ELEMENTARY	41	39	769	731	105%	12	107%
COMMUNITY HOUSE MIDDLE ¹	85.5	58	1830	1241	147%	6	148%
SOUTH MECKLENBURG HIGH ²³	156.5	125	3106	2481	125%	7	126%

RECOMMENDATION

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development may exacerbate those situations. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

The total estimated capital cost of providing the additional school capacity for this new development is \$567,000; calculated as follows:

Elementary School: **12**x \$20,000 = \$240,000

Middle School: **6**x \$23,000 = \$138,000

High School: **7**x \$27,000 = \$189,000

CMS recommends that the petitioner/developer schedule a meeting with staff to discuss mitigation of the cost to improve the adequacy of school capacity at the potentially affected schools.

1. Beginning in the 2018-2019 school year, the middle school assignment for students in the subject area (with some exceptions) will change from Community House Middle School to Quail Hollow Middle School.
2. Construction of a new 125-classroom high school to relieve South Mecklenburg, Ardrey Kell, Myers Park, and Olympic high schools is projected to begin in March 2021 (tentative date; location to be determined).
3. The *CMS 2017 Bond Projects* list includes the renovation or replacement of two South Mecklenburg High School classroom buildings beginning June 2023 (tentative date).