

Petition No: 2018-167

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 1.74 acres zoned R-3 would allow approximately 5.22 dwelling units

The subject property is developed with one single family detached dwelling.

Number of students potentially generated under current zoning: 3 student(s) (1 elementary, 1 middle, 1 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional **R-8MF (CD)** district request seeks to allow 12 single family attached dwelling units (townhomes)

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.1718

This development may add 2 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>
GREENWAY PARK ELEMENTARY	35	37	545	621	95%	1	95%
MCCLINTOCK MIDDLE	63	54	1150	986	117%	0	117%
EAST MECKLENBURG HIGH ¹	120.0	90	2068	1551	133%	1	133%

The following project is included on the CMS 2017 Bond Projects list, as approved by county voters:

1. Renovate/replace 3 classroom buildings built in 1949 to upgrade facility conditions to begin January 2021 (tentative date)

The total estimated capital cost of providing the additional school capacity for this new development is \$44,000; calculated as follows:

High School: $1 \times \$44,000 = \$44,000$

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.