

Petition No: 2017-132

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The conventional R-3 zoning allows all uses permitted in the district, which includes single family detached dwellings, and duplex units are allowed by right on a corner lot. The approximately 1.115 acres zoned R-3 conventional would allow approximately 3.345 residential dwellings.

The subject property is vacant.

Number of students potentially generated under current zoning: 1 student (1 elementary, 0 middle, 0 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 115 for sale townhomes to UR-2(CD)

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.2166

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

The following data is as of 20th Day of the 2016-17 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>
MALLARD CREEK ELEMENTARY	37	40	671	725	93%	12	94%
RIDGE ROAD MIDDLE	66.7	56	1245	1045	119%	5	120%
MALLARD CREEK HIGH	120.5	98	2509	2041	123%	8	123%

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.



Planning Services

4335 Stuart Andrew Blvd.
Charlotte, NC 28217

The total estimated capital cost of providing the additional school capacity for this new development is \$331,000; calculated as follows:

Middle School: $5 \times \$23,000 = \$115,000$

High School: $8 \times \$27,000 = \$216,000$

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