

## Petition No: 2017-183

### IMPACT UNDER CURRENT ZONING

*Number of housing units allowed under current zoning:* the approximately 2.96 acres zoned R-3 conventional would allow approximately 8.88 residential dwellings.

The subject property is developed with five single family detached dwellings.

*Number of students potentially generated under current zoning:* 8 students (6 elementary, 1 middle, and 1 high).

### IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units:* the conditional UR-2(CD) district request seeks to allow 26 single family attached dwellings units.

*CMS Planning Area:* 1, 2, 3

Average Student Yield per Unit: 0.0350

This development may add 1 student(s) to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2016-17 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20<sup>th</sup> Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> 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>
SELWYN ELEMENTARY	45.25	25	860	475	181%	0	<b>181%</b>
ALEXANDER GRAHAM MIDDLE	72.5	65	1422	1275	112%	0	<b>112%</b>
MYERS PARK HIGH <sup>1</sup>	144.5	127	2994	2631	114%	1	<b>114%</b>

### 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 school listed above.

The total estimated capital cost of providing the additional school capacity for this new development is \$27,000; calculated as follows:

Elementary School:  x \$20,000 = \$0

Middle School:  x \$23,000 = \$0

High School:  x \$27,000 = \$27,000

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.

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

1. construction of a new 125-classroom high school in March 2021 to relieve South Mecklenburg, Ardrey Kell, Myers Park, and Olympic high schools (tentative date; location to be determined).