

Petition No: 2018-022

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: Petition 2016-137 rezoned the subject property to UR-2(CD) to allow 11 townhome units.

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

Number of students potentially generated under current zoning: 2 students (1 elementary, 0 middle, 1 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the conditional site plan amendment seeks to allow 19 single family attached townhomes.

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.1718

This development may add 3 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> |
|-------------------------|---------------------------------|--|---|--|--|--|---|
| PINEWOOD ELEMENTARY | 34 | 35 | 501 | 562 | 97% | 1 | 97% |
| SEDFIELD MIDDLE | 41.9 | 45 | 592 | 636 | 93% | 1 | 93% |
| HARDING UNIVERSITY HIGH | 105.5 | 78 | 1635 | 1209 | 135% | 1 | 135% |

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.



Planning Services

4421 Stuart Andrew Blvd.
Charlotte, NC 28217

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

High School: $1 \times \$27,000 = \$27,000$

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 school.