

## Petition No: 2018-044

### IMPACT UNDER CURRENT ZONING

*Number of housing units allowed under current zoning:* the approximately 7.5 acres zoned R-3 conventional would allow approximately 22.5 residential dwellings.

The subject property is developed with a church and a private school.

*Number of students potentially generated under current zoning:* 13 student(s) (7 elementary, 3 middle, 3 high).

### IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units:* the conditional district request to UR-2(CD) seeks to allow up to 61 for-sale single family attached dwelling units. The existing cell tower may remain on site.

*CMS Planning Area:* 10, 11, 12, 13

Average Student Yield per Unit: 0.1718

This development may add 11 student(s) to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2017-18 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>
HAWK RIDGE ELEMENTARY <sup>1</sup>	43.5	34	877	685	128%	5	<b>128%</b>
COMMUNITY HOUSE MIDDLE	85.5	58	1830	1241	147%	3	<b>147%</b>
ARDREY KELL HIGH <sup>2</sup>	147.5	96	3178	2068	154%	3	<b>154%</b>

The following future projects are included on the CMS 2017 Bond Projects list, as approved by county voters:

1. construction of a new 45-classroom elementary school in June 2022 to relieve Elon Park, Hawk Ridge, and Polo Ridge elementary schools (tentative date; location to be determined); and
2. 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).

## Planning Services

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The total estimated capital cost of providing the additional school capacity for this new development is \$413,000; calculated as follows:

Elementary School: 5x \$34,000 = \$170,000

Middle School: 3x \$37,000 = \$111,000

High School: 3x \$44,000 = \$132,000

### **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.