

## Petition No: 2018-080

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### IMPACT UNDER CURRENT ZONING

*Number of housing units allowed under current zoning:* the subject property is vacant; O-1 (CD) (Office, Conditional)

*Number of students potentially generated under current zoning:* zero students

### IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units:* the conventional O-1 zoning district allows all uses permitted in the O-1 district. The approximately 3.22 acres to O-1 to allow approximately 38.64 dwelling units at a density of 12 units per acre.

*CMS Planning Area:* 4, 17, 18, 19

Average Student Yield per Unit: 0.1161

This development may add 5 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 Classroom s/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>
STONEY CREEK ELEMENTARY	45	39	748	765	115%	3	<b>115%</b>
JAMES MARTIN MIDDLE	50.5	65	1043	1342	78%	1	<b>78%</b>
VANCE HIGH	97.5	91	1704	1590	107%	1	<b>107%</b>

The total estimated capital cost of providing the additional school capacity for this new development is \$146,000 calculated as follows:

Elementary School: **3**x \$34,000 = \$102,000

High School: **1**x \$44,000 = \$44,000

### 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.

Applicants are encouraged to contact us in advance of their project submittals to inform CMS of their prospective



**Planning Services**

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impacts and discuss mitigation alternatives.