

Petition No: 2018-081

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the subject property is vacant/undeveloped.

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 3.66 acres zoned R-3 conventional would allow approximately 10.98 residential dwellings.

Number of students potentially generated under current zoning: 6 students (3 elementary, 1 middle, 2 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the R-12MF (CD) conditional district request seeks to allow 33 single family attached townhomes for sale at a density of 7.58 dwelling units per acre.

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.0947

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 Classroom s/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>
PALISADES PARK ELEMENTARY	38	39	737	756	97%	2	97%
SOUTHWEST MIDDLE	75	56	1407	1257	134%	1	134%
OLYMPIC HIGH	146	106	2641	1917	138%	0	138%

The total estimated capital cost of providing the additional school capacity for this new development is \$37,000 calculated as follows:

Middle School: $1 \times \$37,000 = \$37,000$

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



Planning Services

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school 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.