

Petition No: 2018-084

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 42.05 acres zoned R-3 conventional would allow approximately 126.15 residential dwellings.

Number of students potentially generated under current zoning: 77 students (35 elementary, 18 middle, 24 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the approximately 42.05 acres zoned R-4 conventional would allow approximately 168.2 residential dwellings.

CMS Planning Area: 5, 6,7,8,9

Average Student Yield per Unit: 0.6073

This development may add 102 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>
REEDY CREEK ELEMENTARY	47.5	40	773	688	119%	46	125%
NORTHRIDGE MIDDLE	42.8	40	713	716	107%	24	110%
ROCKY RIVER HIGH	89.5	100	1534	1714	90%	32	91%

The total estimated capital cost of providing the additional school capacity for this new development is \$2,452,000 calculated as follows:

Elementary School: 46x \$34,000 = \$1,564,000

Middle School: 24x \$37,000 = \$888,000



Planning Services

4421 Stuart Andrew Blvd.
Charlotte, NC 28217

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 impacts and discuss mitigation alternatives.