

Petition No: 2018-094

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: petition 1998-08 rezoned the subject property identified as Parcel 3 to R-12MF (CD) to allow 24 multi-family dwelling units or single family detached lots using R-5 standards.

Number of students potentially generated under current zoning: 8 students (5 elementary, 1 middle, 2 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the conditional UR-2 (CD) district request seeks to allow up to 20 for sale single family attached dwellings.

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.0947

This development may add 2 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>
HAWK RIDGE ELEMENTARY	43.5	34	877	685	128%	1	128%
COMMUNITY HOUSE MIDDLE	85.5	58	1830	1605	147%	1	147%
ARDREY KELL HIGH	147.5	96	3178	2068	154%	0	154%

The total estimated capital cost of providing the additional school capacity for this new development is \$71,000 calculated as follows:

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

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



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.