

**Petition No: 2019-043**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: The conventional **R-3** zoning allows all uses permitted in the district, which include single family detached dwellings. Duplex units are permitted on corner lots. The approximately 43.5 acres zoned R-3 would allow approximately 130.5 dwelling units.*

The subject property is undeveloped/vacant.

*Number of students potentially generated under current zoning: 74 student(s) (39 elementary, 15 middle, 20 high)*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The conditional **MX-2** district request seeks to allow up to 176 single family detached and single family attached dwelling units. The number of attached and detached units can vary but not exceed 176 units. Nonresidential uses are prohibited.*

*CMS Planning Area: 14, 15, 16*

*Average Student Yield per Unit: 0.5686 (Worst Case Scenario)*

This development may add 100 student(s) to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2018-19 school year.

| <i>Schools Affected</i>       | <i>Total Classroom Teachers</i> | <i>Building Classrooms/ Teacher Stations</i> | <i>20<sup>th</sup> Day Enrollment</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> |
|-------------------------------|---------------------------------|--|---------------------------------------|--|--|--|---|
| WHITEWATER ACADEMY ELEMENTARY | 48                              | 39   | 775                                   | 666  | 123%   | 53   | <b>131%</b>   |
| WHITEWATER MIDDLE             | 46                              | 56   | 743                                   | 905  | 82%  | 20   | <b>84%</b>  |
| WEST MECKLENBURGH HIGH        | 84.5                            | 102  | 1305                                  | 1575   | 83%  | 27   | <b>85%</b>  |



## Planning Services

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The total estimated capital cost of providing the additional school capacity for this new development is \$1,802,000; calculated as follows:

Elementary School:  $53 \times \$34,000 = \$1,802,000$

### **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.