

**Petition No: 2019-071**

---

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: The approximately 54.99 acres zoned R-3 would allow approximately 164.9 dwelling units.*

The subject property is developed with three single family detached dwelling units.

*Number of students potentially generated under current zoning: 86 student(s) (45 elementary, 18 middle, 23 high)*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* The conditional **MX-2** district request seeks to allow 310 detached and attached dwelling units, and accessory uses. Attached dwelling units are limited to 150 units.

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

Average Student Yield per Unit: 0.5220 (**Worst Case Scenario**)

This development may add 162 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>
OAKDALE ELEMENTARY	33.5	35	597	624	96%	86	<b>107%</b>
RANSON MIDDLE	56.5	52	1111	1023	109%	33	<b>113%</b>
WEST CHARLOTTE HIGH	82.0	96	1332	1559	85%	43	<b>88%</b>

The total estimated capital cost of providing the additional school capacity for this new development is \$4,145,000; calculated as follows:

Elementary School: **86** x \$34,000 = \$2,924,000

Middle School: **33** x \$37,000 = \$1,221,000



## Planning Services

4421 Stuart Andrew Blvd.

Charlotte, NC 28217

Phone: 980-343-6246

Email: [planning@cms.k12.nc.us](mailto:planning@cms.k12.nc.us)

### **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.