

Petition No: 2019-074

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 3.96 acres zoned R-3 would allow approximately 11.88 dwelling units.

The subject property is developed with four single family detached dwellings.

Number of students potentially generated under current zoning: 7 student(s) (3 elementary, 2 middle, 2 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional MUDD-O district request seeks to allow up to 90 multi-family dwelling units, at a density of 22.5 units per acre.

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

Average Student Yield per Unit: 0.2718

This development may add 24 student(s) to the schools in this area.

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

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day Enrollment</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>
RAMA ROAD ELEMENTARY	39	39	537	585	100%	11	103%
MCCLINTOCK MIDDLE	63	54	1150	986	117%	4	117%
EAST MECKLENBURG HIGH	120.0	90	2068	1551	133%	9	134%

The total estimated capital cost of providing the additional school capacity for this new development is \$918,000; calculated as follows:

- Elementary School: **11**x \$34,000 = \$374,000
- Middle School: **4**x \$37,000 = \$148,000
- High School: **9**x \$44,000 = \$396,000



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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.