

Petition No: 2019-075

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The 4 acres zoned B-1 would allow 88 dwelling units.

The subject property is developed with a retail use.

Number of students potentially generated under current zoning: 10 student(s) (4 elementary, 3 middle, 3 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conventional B-2 TS Overlay zoning district request seeks to allow all uses permitted in the district. The 4 acres zoned B-2 would allow 88 dwelling units.

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.1184

This development may add 10 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>
DILWORTH (SEDFIELD K-2)	26.55	36	311	479	74%	4	74%
DILWORTH (LATTA 3-5)	22	28	367	467	79%		79%
ALEXANDER GRAHAM MIDDLE ¹	74	65	1420	1247	114%	3	114%
MYERS PARK HIGH ²	166.5	140	3385	2846	119%	3	119%

- For the 2019-20 School Year, 6th grade students will attend Sedgefield Middle School and 7th & 8th grade students will attend Alexander Graham Middle.
- Construction of a new 125-classroom high school to relieve South Mecklenburg, Ardrey Kell, Myers Park, and Olympic high schools is projected to begin in March 2021 (tentative date; location to be determined).



Planning Services

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

Elementary School:	0x \$34,000 = \$
Middle School:	3x \$37,000 = \$111,000
High School:	3x \$44,000 = \$132,000

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.