

**Petition No: 2019-083**

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**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: The approximately 6.19 acres zoned R-5 would allow approximately 30.95 dwelling units – 16 students*

The subject property is developed with one single family detached dwelling. The approximately 0.37 acres zoned R-4 would allow approximately 1.48 dwelling units.

*Number of students potentially generated under current zoning: 1 student(s) (1 elementary, 0 middle, 0 high)*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* The conventional **R-8** conventional district request seeks to allow all uses allowed in the district. The approximately 0.37 acres zoned R-8 would allow approximately 2.96 dwelling units.

*CMS Planning Area: 10, 11, 12, 13*

Average Student Yield per Unit: 0.5796

This development may add 2 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>
STERLING ELEMENTARY <sup>1</sup>	40	36	630	620	111%	1	<b>111%</b>
QUAIL HOLLOW MIDDLE	59.5	57	1152	1104	104%	1	<b>104%</b>
SOUTH MECKLENBURG HIGH <sup>2</sup>	158.0	125	3125	2472	126%	0	<b>126%</b>

1. New 45 classroom school; relieves crowding at Nations Ford, Sterling and Steele Creek ES – slated to begin construction June 2020 (tentative date)
2. New 125 classroom school; relieves crowding at South Mecklenburg, Ardrey Kell, Myers Park, Olympic HS Career/Tech ED Upgrades – Renovation – Phase I upgrades at Olympic, Harding, Garinger and South Mecklenburg



**Planning Services**

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

Elementary School:	<b>1</b> x \$34,000 = \$34,000
Middle School:	<b>1</b> x \$37,000 = \$37,000

**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.