

Petition No: 2022-218

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 15.93 acres zoned N1-B would allow zero units

Number of students potentially generated under current zoning: zero students

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The R-8 (CD) zoning petition seeks to allow up to 83 single family attached

CMS Planning Group: North

Average Student Yield per Unit: 0.1812

This development may add 15 students to the schools in this area.

The following data is as of 20th Day of the 2022-23 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>
STATESVILLE ROAD ELEMENTARY	31.00	39	465	585	79%	9	79%
RANSON MIDDLE	53.5	52	817	794	103%	4	103%
WEST CHARLOTTE HIGH	98.0	100	1538	1569	98%	2	98%

*The total estimated capital costs of providing the additional school capacity for this new development is \$148,000, calculated as follow:

Middle School: $4 \times \$37,000 = \$148,000$

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 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.