



Planning Services

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Petition No: 2021-220

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 18.72 acres zoned R-3 would allow 56 single family detached units.

The subject property is vacant

Number of students potentially generated under current zoning: 33 students (14 elementary, 8 middle, 11 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The R-8 zoning petition seeks to allow up to 149 single family detached units.

CMS Planning Group: West

Average Student Yield per Unit: 0.5894

This development may add 88 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 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>
RIVER OAKS ACADEMY	35.00	39	563	627	90%	37	95%
COULWOOD MIDDLE	44.75	47	680	714	95%	22	97%
WEST MECKLENBURG HIGH	79.5	102	1069	1372	78%	29	80%

RECOMMENDATION

There is no significant impact on the schools listed above.