Location
1700 Weddington Rd.

Ownership/Applicant
Williams Business Properties, LLC/Lat Purser & Associates

Zoning
Existing: R-15  Proposed: R-12MF (CD)

Use
Existing: Vacant
Proposed: Multi-family (Townhomes and Apartments)

Request Summary
The applicant proposes to change the zoning of the property from R-15 single family to R-12MF (CD) for the purpose of constructing a multi-family complex with townhomes and apartments (maximum of 98 units).
FORMER SITE PLAN

- Four apartment buildings (three split levels along S. Trade and Weddington)
- 37 Townhome units
- Leasing office
- Amenities such as a swimming pool and fitness center.
- 243 Parking spaces
- 7.79 Units per acre
- 2.94 acres of undisturbed open space
• Reduction in units from 131 to 98
• One apartment building (located in the rear of the property)
• 68 Townhome units
• Leasing office
• Amenities such as a swimming pool and fitness center.
• 200 Parking spaces
• 5.82 Units per acre
• 2.94 acres of undisturbed open space
Weddington Road Street Elevation
SUMMARY OF CMS IMPACTS (ORIGINAL SITE PLAN)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: Up to 131 multi-family dwelling units (94 multi-family apartments and 37 townhome units) under R-12 MF (CD).

CMS Planning Area: South

Average Student Yield per Unit: 0.3231 (multi-family apartments) = 30
0.2029 (multi-family townhomes) = 7

This development may add 37 students to the schools in this area.

The following data is as of 20th Day of the 2019-20 school year.

<table>
<thead>
<tr>
<th>Schools Affected</th>
<th>Total Classroom Teachers</th>
<th>Building Classrooms/ Teacher Stations</th>
<th>20th Day, Enrollment (non-ec)</th>
<th>Building Classroom/ Adjusted Capacity (Without Mobiles)</th>
<th>20th Day, Building Utilization (Without Mobiles)</th>
<th>Additional Students As a result of this development</th>
<th>Utilization As of result of this development (Without Mobiles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROVIDENCE SPRING ELEMENTARY</td>
<td>48</td>
<td>36</td>
<td>961</td>
<td>721</td>
<td>133%</td>
<td>20</td>
<td>135%</td>
</tr>
<tr>
<td>CRESTDALE MIDDLE</td>
<td>50</td>
<td>53</td>
<td>1003</td>
<td>1063</td>
<td>94%</td>
<td>8</td>
<td>94%</td>
</tr>
<tr>
<td>PROVIDENCE HIGH</td>
<td>94.5</td>
<td>88</td>
<td>1992</td>
<td>1855</td>
<td>107%</td>
<td>9</td>
<td>107%</td>
</tr>
</tbody>
</table>
Planning Board recommended Approval 5-2

Staff Recommends Deferral of the Decision per the Applicant’s Request