

Petition No: 2009-037

RECOMMENDATION

We have the following comments that are critical to CMS' support of this petition:

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development will exacerbate this situation. Approval of this petition will increase overcrowding and/or reliance upon mobile classrooms at the schools listed below.

The total estimated capital cost of providing the additional school capacity for this new development is \$2,687,000 calculated as follows:

Elementary School: **73** x \$20,000 = \$1,460,000

Middle School: **24** x \$23,000 = \$552,000

High School: **25** x \$27,000 = \$675,000

CMS recommends the petitioner schedule a meeting with staff to discuss any opportunities that the petitioner/developer may propose to improve the adequacy of school capacity in the immediate area of the proposed development.

TOTAL IMPACT FROM PROPOSED DEVELOPMENT

Proposed Housing Units: 108 multi-family units for rent under R-17MF (CD) (LLWPA) zoning

CMS Planning Area: 15

Average Student Yield per Unit: 1.1296

This development will add approximately 122 students to the schools in this area.

The following data is as of 20th Day of the 2008-09 school year.

<i>Schools Affected</i>	<i>Capacity Without Mobiles</i>	<i>20th Day, 2008-09 Enrollment (non-ec)</i>	<i>Additional Students As a result of this development</i>	<i>Total Enrollment As a result of this development</i>	<i>20th Day, 2008-09 Utilization (Without Mobiles)</i>	<i>Utilization As a result of this development (Without Mobiles)</i>	<i>Number of Mobiles</i>
BERRYHILL ELEMENTARY	338	405	73	478	120%	141%	0
WILSON MIDDLE	567	720	24	744	127%	131%	6
WEST MECKLENBURG HIGH	1559	2147	25	2172	138%	139%	11

*The enrollment at Berry Hill elementary is not applicable for the 2009-10 school year. The enrollment will change for 2009-10 due to the opening of "new Dixie River Road" elementary in 2009-10.

*The enrollment at Kennedy middle is not applicable for the 2009-10 school year. The enrollment will change for 2009-10 due to school boundary modification.

*The enrollment at West Mecklenburg middle is not applicable for the 2009-10 school year. The enrollment will change for 2009-10 due to minor school boundary modification.

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 750 units (multi-family) and 530 unit (single family) uses permitted under MX-1 & CC zoning

Number of students potentially generated under current zoning: 1,179 students (697 elementary, 237middle, 245 high)

The development allowed under existing zoning would generate 1,179 students, while the development allowed under the proposed zoning will produce 122 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is (0) zero students.

As requested, we are also providing information regarding the difference in the number of potential students from the existing zoning to the proposed zoning. Please note that this method of determining potential numbers of students from an area underestimates the number of students CMS may gain from the new development.

Petition No: 2009-031

RECOMMENDATION

We have the following comments that are critical to CMS' support of this petition:

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development will exacerbate this situation. Approval of this petition will increase overcrowding and/or reliance upon mobile classrooms at the schools listed below.

The total estimated capital cost of providing the additional school capacity for this new development is \$127,000 calculated as follows:

Middle School: 2x \$23,000 = \$46,000

High School: 3 x \$27,000 = \$81,000

CMS recommends the petitioner schedule a meeting with staff to discuss any opportunities that the petitioner/developer may propose to improve the adequacy of school capacity in the immediate area of the proposed development.

TOTAL IMPACT FROM PROPOSED DEVELOPMENT

Proposed Housing Units: 13 apartment units (duplex, triplex, attached dwellings) under UR-3 (CD) zoning

CMS Planning Area: 3

Average Student Yield per Unit: 0.7292

This development will add approximately 9 students to the schools in this area.

The following data is as of 20th Day of the 2008-09 school year.

<i>Schools Affected</i>	<i>Capacity Without Mobiles</i>	<i>20th Day, 2008-09 Enrollment (non-ec)</i>	<i>Additional Students As a result of this development</i>	<i>Total Enrollment As a result of this development</i>	<i>20th Day, 2008-09 Utilization (Without Mobiles)</i>	<i>Utilization As a result of this development (Without Mobiles)</i>	<i>Number of Mobiles</i>
WALTER G. BYERS ES	502	387	4	391	77%	78%	0
JOHN TAYLOR WILLIAMS MS	533	567	2	569	106%	107%	0
WEST CHARLOTTE HS	1526	2083	3	2086	136%	137%	18

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 3 single family units (R-5) and 2 multi-family (B-1) use permitted

Number of students potentially generated under current zoning: 1 student (1 elementary)

The development allowed under existing zoning would generate 1 student, while the development allowed under the proposed zoning will produce 9 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 8 students.

As requested, we are also providing information regarding the difference in the number of potential students from the existing zoning to the proposed zoning. Please note that this method of determining potential numbers of students from an area underestimates the number of students CMS may gain from the new development.