

Petition No: 2009-043

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 \$8,141,000 calculated as follows:

- Elementary School: **223** x \$20,000 = \$4,460,000
- Middle School: **72** x \$23,000 = \$1,656,000
- High School: **75** x \$27,000 = \$2,025,000

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: 446 multi-family units (120 senior housing units & 326 multi-family) under MUDD-O

CMS Planning Area: 15

Average Student Yield per Unit: 1.1296

This development will add approximately 370 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>
REID PARK ES	562	578	223	801	103%	143%	3
WILSON MS	567	720	72	792	127%	141%	6
WEST MECKLENBURG HS	1559	2147	75	2222	138%	143%	11

Note: Developer has agreed to provide a donated site, in part to mitigate the impact upon the existing schools, for a K-8 school.

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 298 multi-family units under R-22MF zoning (Boulevard Homes Site)

Number of students potentially generated under current zoning: 337 (203 elementary, 65 middle and 69 high school students)

The development allowed under existing zoning would generate 337 students, while the development allowed under the proposed zoning will produce 370 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 33.

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.