

Petition No: 2010-009

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 \$369,000 calculated as follows:

Middle School: 9 x \$23,000 = \$207,000

High School: 6 x \$27,000 = \$162,000

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: Maximum of 168 townhome units (84 age-restricted units) for rent under MUDD-O zoning

CMS Planning Area: 16

Average Student Yield per Unit: 0.4136

This development will add approximately 35 students (84 non age-restricted units) to the schools in this area.

The following data is as of 20th Day of the 2009-10 school year.

<i>Schools Affected</i>	<i>Capacity Without Mobiles</i>	<i>20th Day, 2009-10 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, 2009-10 Utilization (Without Mobiles)</i>	<i>Utilization As a result of this development(Without Mobiles)</i>	<i>Number of Mobiles</i>
PAW CREEK ES	599	550	20	570	92%	95%	0
COULWOOD MS	768	828	9	837	108%	109%	10
WEST MECKLENBURG HS	1795	2173	6	2179	121%	121%	15

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The exact number of dwelling units permitted in the existing R-5 district cannot be determined because the acreage is not based on zoning.

Number of students potentially generated under current zoning: Unable to determine

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.