

Petition No: 2010-035

RECOMMENDATION

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

***There is no significant impact as a result of this new development.**

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: 257 total units (240 multi-family apartments and 17 townhomes) under CC SPA

CMS Planning Area: 13

Average Student Yield per Unit: 0.2225 (multi-family) and 0.2313 (townhome)

This development will add approximately 57 students 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>20th Day, 2009-10 Enrollment (non-ec)</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, 2009-10 Building Utilization (Without Mobiles)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
ENDHAVEN ES	690	33	35	94%	779	26	97%
COMMUNITY HOUSE MS	1527	71	75	95%	1602	13	95%
SOUTH MECKLENBURG HS	1866	105	140	75%	2488	18	76%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 260 multi-family units under CC zoning

Number of students potentially generated under current zoning: 58 (26 elementary, 13 middle and 19 high school students)

The development allowed under existing zoning would generate 58 students, while the development allowed under the proposed zoning will produce 57 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 0.

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.