

Petition No: 2010-042

RECOMMENDATION

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

The total estimated capital cost of providing the additional school capacity for this new development is \$2,763,000 calculated as follows:

Elementary School: **72** x \$20,000 = \$1,440,000

High School: **49** x \$27,000 = \$1,323,000

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.

Note: It is a condition of the rezoning approval that prior to or in conjunction with the road realignment project connecting Richland with Chippendale, the work shown as "Oakhurst Elementary Driveway Revision" will be completed, as well as the relocation of the parking lots as shown on the site plan and in accordance with the "Site Work Agreement between the developer and the Charlotte-Mecklenburg Board of Education dated 4/22/2008.

TOTAL IMPACT FROM PROPOSED DEVELOPMENT

Proposed Housing Units: 250 maximum residential units (type of units to be determined) under NS

CMS Planning Area: 3

Average Student Yield per Unit: 0.5417 (apartment) "worst-case" scenario

This development will add approximately 135 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>
OAKHURST ES	577	34.4	37	93%	659	72	104%
EASTWAY MS	769	53.5	66	81%	949	14	83%
EAST MECKLENBURG HS	2099	120.5	117	103%	1846	49	106%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: Number of residential units under R-5, R-17MF, I-1 zoning cannot be determined

Number of students potentially generated under current zoning: Not determined

The development allowed under existing zoning would generate an "undetermined" number of students, while the development allowed under the proposed zoning will produce 135 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is not determined.

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.