

Petition No: 2011-025

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.

There is no significant impact for 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: 40 (age restricted) multi-family units under UR-3 (CD) AND UR-3(CD) PED-O SPA zoning

CMS Planning Area: 2

Average Student Yield per Unit: 0.5472

This development will add approximately 0 students (due to age restriction) to the schools in this area.

The following data is as of 20th Day of the 2010-11 school year.

<i>Schools Affected</i>	<i>20th Day, 2010-11 Enrollment (non-ec)</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, 2010-11 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>
BRUNS AVENUE ES	513	31	38	82%	672	0	82%
*SPAUGH MS	513	35.5	54	66%	780	0	66%
WEST CHARLOTTE HS	1614	122	124	81%	1982	0	81%

***The impact in 2010-11 will not be the same in 2011-12 due to the closure of Spaugh middle in the 2011-12 school year.**

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: Vacant under UR-3 (CD) AND UR-3(CD) PED-O zoning

Number of students potentially generated under current zoning: None

The development allowed under existing zoning would generate 0 students, while the development allowed under the proposed zoning will produce 0 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.