

Petition No: 2011-028

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: 138 single family units (worst case scenario) under R-8 LWPA zoning

CMS Planning Area: 16

Average Student Yield per Unit: 0.6408

This development will add approximately 88 students 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>
RIVER OAKS ES	603	29	39	79%	787	46	85%
COULWOOD MS	830	48.5	58	84%	990	18	85%
WEST MECKLENBURG HS	2,193	123.5	132	86%	1795	24	88%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 28 single units under R-17 MF LWPA zoning and undeveloped parcel R-3 zoning

Number of students potentially generated under current zoning: 18 students (9 elementary, 4 middle, 5 high)

The development allowed under existing zoning would generate 18 students, while the development allowed under the proposed zoning will produce 88 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 70.

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.