

Petition No: 2011-032

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 \$360,000 calculated as follows:

Elementary School: **18** x 20,000 = \$440,000

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: 73 single family units "worst case scenario" under MX-2 SPA Innovative zoning

CMS Planning Area: 12

Average Student Yield per Unit: 0.4822

This development will add approximately 35 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, 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>
HUNTINGTOWNE FARMS ES	828	46	37	124%	706	18	127%
CARMEL MS	1165	62.5	70	89%	1292	8	90%
SOUTH MECKLENBURG HS	1999	95	140	71%	2793	9	71%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 851 townhomes and condominiums (currently vacant) under MX-2 zoning

Number of students potentially generated under current zoning: 214 (103 elementary, 43 middle, 68 high)

The development allowed under existing zoning would generate 214 students, while the development allowed under the proposed zoning will produce 35 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (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.