

Petition No: 2011-043

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 to be determined calculated as follows:

Elementary School: To be determined

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: Type and total of residential units to be determined under MUDD-O zoning

CMS Planning Area: 4

Average Student Yield per Unit: 0.5112 worst case scenario (single family)

This development will add an undetermined amount of students to the schools in this area.

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

Schools Affected	20 th Day, 2010-11 Enrollment (non-ec)	Total Classroom Teachers	Building Classrooms/ Teacher Stations	20 th Day, 2010-11 Building Utilization (Without Mobiles)	Building Classroom/ Adjusted Capacity (Without Mobiles)	Additional Students As a result of this development	Utilization As of result of this development (Without Mobiles)
NATHANIEL ALEXANDER ES	1,049	57	53	108%	1015	TBD	108%
MARTIN MS	1,217	67.5	84	80%	1493	TBD	80%
NORTH MECKLENBURG HS	1,726	92	140	63%	2722	TBD	63%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 71.06 residential units under B-2 zoning

Number of students potentially generated under current zoning: 36 students (17 elementary, 7 middle, 12 high)

The development allowed under the existing zoning would generate 36 students, while the development allowed under the proposed zoning will produce an undetermined amount of students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is to be 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.