

Petition No: 2012-091

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 \$964,000 calculated as follows:

Elementary School: 39 x \$20,000 = \$780,000

Middle School: 8 x \$23,000 = \$184,000

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: 240 multi-family units under R-12MF (CD) LW-CA/LW-PA zoning

CMS Planning Area: 16

Average Student Yield per Unit: 0.2995 (**worst case scenario**)

This development will add 72 students to the schools in this area.

The following data is as of 20th Day of the 2011-12 school year.

<i>Schools Affected</i>	<i>20th Day, 2011-12 Enrollment (non-ec)</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20th Day, 2011-12 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 ACADEMY	629	38	39	701	97%	39	108%
COULWOOD MS	827	48.5	47	1032	103%	8	104%
WEST MECKLENBURG HS	1824	99.5	102	2389	98%	25	99%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: Currently vacant (allow 106 single family units) under MX-2 (LWCA, LWPA) zoning

Number of students potentially generated under current zoning: 68 students (36 elementary, 13 middle, 19 high)

The development allowed under the existing zoning would generate 63 students, while the development allowed under the proposed zoning will produce 72 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 4 student(s).

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.