

**Petition No: 2013-082**

**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 \$1,696,000 calculated as follows:

Elementary School: 48 x \$20,000 = \$960,000

Middle School: 32 x \$23,000 = \$736,000

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:* Up to 398 for sale and/or for lease residential units with options under MUDD-O (site plan amendment) zoning

*CMS Planning Area:* 12

*Average Student Yield per Unit:* 0.2000 "worst-case"

This development will add 80 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2012-13 school year.

<i>Schools Affected</i>	<i>20<sup>th</sup> Day, 2012-13 Enrollment (non-ec)</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20<sup>th</sup> Day, 2012-13 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>
SHARON ES	798	40	28	143%	604	48	<b>150%</b>
ALEXANDER GRAHAM MS	1434	72.5	65	112%	1671	32	<b>114%</b>
MYERS PARK HS	2755	137.5	127	108%	3855	0	<b>108%</b>

**INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\***

*Existing number of housing units allowed:* Currently developed with an apartment complex developed in 1977. The existing conditional site plan (Petition 2009-022) approved up to 195 for sale residential units under MUDD-O SPA zoning

*Number of students potentially generated under current zoning:* 39 (23 elementary, 16 middle)

The development allowed under the existing zoning would generate 39 students, while the development allowed under the proposed zoning will produce 80 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 41 student.

*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.*