

**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 \$460,000 calculated as follows:

Elementary School: **23**x \$20,000 = \$460,000

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 292 residential units (either attached, detached, duplex, triplex, quadraplex, or multi-family dwelling units) or any combination of these uses under CC and CC SPA

*CMS Planning Area:* 4

Average Student Yield per Unit: 0.1106 (multi-family for sale or rent not specified; yield based on "worst-case" scenario)

This development will add 32 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>
BLYTHE ES	1053	61	50	122%	934	23	<b>124%</b>
J.M. ALEXANDER MS	886	45	51	88%	1331	5	<b>88%</b>
NORTH MECKLENBURG HS	1607	87	108	81%	2641	4	<b>81%</b>

**INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\***

*Existing number of housing units allowed:* 114.15 single-family dwellings under R-3 zoning. 522 residential units (204 apartment units, 74 townhomes, 200 independent living units, and 28 single-family units) under CC zoning. Site is almost entirely vacant with the exception of a single family house.

*Number of students potentially generated under current zoning:* 44 (24 elementary, 10 middle and 10 high)

The development allowed under the existing zoning would generate 44 students, while the development allowed under the proposed zoning will produce 32 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) students.

*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.*