

Petition No: 2014-081

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 \$8,598,000 calculated as follows:

- Elementary School: **252** \$20,000 = \$5,040,000
- Middle School: **69** \$23,000 = \$1,587,000
- High School: **73** x \$27,000 = \$1,971,000

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: To develop remaining 598 single family detached dwelling units with altered to lot width and additional 70 single family detached units for a total of 668 dwelling units on Parcel I under MX-2 (SPA) Innov & NS (SPA) (LW-CA & LLW-CA)

CMS Planning Area: 15

Average Student Yield per Unit: 0.5891

This development will add 394 students to the schools in this area.

The following data is as of 20th Day of the 2013-14 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
BERRYHILL PRE-K 8	42	28	644	667	150%	252	222%
BERRYHILL PRE-K 8	--	--	--	--	--	69	--
WEST MECKLENBURG HS	109	102	1941	2616	107%	73	110%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: Currently vacant, rezoned via petition 2005-014 rezoned 596 acres to allow up to 1,030 dwelling units, up to 70,000 sq. ft. office or school. Up to 30,000 sq. ft. nonresidential uses allowed in zoned NS. Of original entitlements, 432 planned/developed; 598 remaining residential lots to be developed under MX-2 Innov & NS (LW-CA & LLW-CA) zoning.

Number of students potentially generated under current zoning: 607 student(s) (388 elementary, 106 middle, 112 high)

The development allowed under the existing zoning would generate 607 student(s), while the development allowed under the proposed zoning will produce 394 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) 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.