

Petition No: 2014-084

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, 526,000 calculated as follows:

- Elementary School: **49**x \$20,000 = \$980,000
- Middle School: **12** x \$23,000 = \$276,000
- High School: **10** x \$27,000 = \$270,000

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:* 95 multi-family dwelling units under MUDD-O zoning
- CMS Planning Area:* 3
- Average Student Yield per Unit:* 0.7451 (“**worst-case scenario**”)

This development will add 71 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>20th Day, 2013-14 Enrollment (non-ec)</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, 2013-14 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>
EASTOVER ELEMENTARY	478	26	26	100%	542	49	108%
ALEXANDER GRAHAM MS	1461	74.3	65	114%	1662	12	115%
MYERS PARK HS	2816	145.5	127	115%	3724	10	115%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 33 residential units under B- 1; two of the subject properties are developed with a retail use and a warehouse. The remainder is vacant.

Number of students potentially generated under current zoning: 25 (17 elementary, 4 middle and 4high)

The development allowed under the existing zoning would generate 25 students, while the development allowed under the proposed zoning will produce 71 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 46 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.