

Petition No: 2014-089

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 \$104,000 calculated as follows:

Middle School: **1** \$23,000 = \$23,000

High School: **3** x \$27,000 = \$81,000

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: Proposed conditional district request to retain existing quadraplex and add 45 townhomes. Option to convert the existing quadraplex into three townhomes. Total 49 units or 48 if option is used under UR-2 (CD) (HD) & UR-2 (CD) (HD) (PED) zoning.

CMS Planning Area: 2

Average Student Yield per Unit: 0.0789

This development will add 4 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>
ASHLEY PARK PRE-K 8	--	--	--	--	--	0	--
ASHLEY PARK PRE-K 8	39	28	581	654	139%	1	139%
WEST CHARLOTTE HS	103.5	96	1749	2548	108%	3	108%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: Currently vacant and single family attached (quadraplex), properties rezoned via petition 93-99 and 06-35 to existing conventional zoning districts. Allows single family and multi-family R-8MF zoning at 6.24 dwelling units & R-22MF zoning at 41.58 dwelling units for a total of 47.82 units dwellings under R-8MF (HD) & R-22MF (HD) (PED) zoning.

*Due to PED zoning R-22MF PED yields 75.6 units and R-8MF zoning yields 6.24 units for a total of 81.84 dwelling units **“worst-case”**

Number of students potentially generated under current zoning: 42 student(s) (27 elementary, 6 middle 9 high) **“worst-case”**

The development allowed under the existing zoning would generate 42 student(s), while the development allowed under the proposed zoning will produce 4 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.