

Petition No: 2015-001

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 \$4, 005,000 calculated as follows:

- Elementary School: **127** x \$20,000 = \$2,540,000
- Middle School: **32** x \$23,000 = \$736,000
- High School: **27** x \$27,000 = \$729,000

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 250 residential dwelling units MUDD-O SPA zoning

CMS Planning Area: 3

Average Student Yield per Unit: 0.7451 (**worst-case scenario**)

This development will add 186 students to the schools in this area.

The following data is as of 20th Day of the 2014-15 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>
WALTER G BYERS SCHOOL	35.9	36	493	576	100%	127	122%
WALTER G BYERS SCHOOL						32	122%
WEST CHARLOTTE HIGH	103.5	96	1777	2589	108%	27	109%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: the subject property is currently developed with a warehouse used as an office/youth center, and two other buildings used as a service garage and a warehouse. Allows a maximum of 200 residential units under MUDD-O zoning.

Number of students potentially generated under current zoning: 149 students (102 elementary, 25 middle, 22 high)

The development allowed under the existing zoning would generate 149 student(s), while the development allowed under the proposed zoning will produce 186 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 37 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.