

## Petition No: 2015-014

### 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 \$65,000 calculated as follows:

Elementary School:  $2 \times \$20,000 = \$40,000$

Middle School:  $0.5 \times \$23,000 = \$11,500$

High School:  $0.5 \times \$27,000 = \$13,500$

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 42 for sale multi-family and 18 for sale single family attached dwellings under UR-2 (CD) zoning

*CMS Planning Area:* 12

*Average Student Yield per Unit:* 0.0503

This development will add 3 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2014-15 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20<sup>th</sup> Day, Enrollment (non-ec)</i>	<i>Building Classroom/Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> 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>
BEVERLY WOODS ES	42	38	753	745	111%	2	<b>111%</b>
CARMEL MIDDLE	57	54	1047	1289	106%	0.5	<b>106%</b>
SOUTH MECKLENBURG HS	147.5	108	2805	2744	137%	0.5	<b>137%</b>

### INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\*

*Existing number of housing units allowed:* Currently vacant. The existing conventional district allows all uses permitted in R-3 district. This includes single family dwellings which would net 13.98 units under R-3 zoning.

*Number of students potentially generated under current zoning:* 3 student(s) (2 elementary, 1 middle)

The development allowed under the existing zoning would generate 3 students, while the development allowed under the proposed zoning will produce 3 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero 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.*