

Petition No: 2015-062

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 \$4,142,000 calculated as follows:

Elementary School: **110** \$20,000 = \$2,200,000

Middle School: **41** \$23,000 = \$943,000

High School: **37** x \$27,000 = \$999,000

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 proposes to allow up to 440 residential dwelling units of all types allowed in the MUDD district (allows detached, duplex, triplex, quadraplex, attached, multi-family, planned multi-family and mixed use buildings). And up to 150 hotel rooms under MUDD-O zoning.

CMS Planning Area: 2

Average Student Yield per Unit: 0.4271

This development will add 188 student(s) 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 PRE-K-8	35.9	36	493	576	100%	110	--
WALTER G. BYERS PRE-K-8	35.9	36	493	576	100%	41	129%
WEST CHARLOTTE HS	103.5	96	1777	2589	108%	37	110%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is developed with a 60,840 square foot office/warehouse and a 216 square foot utility building under I-2 (CD) zoning. The remainder to the site is used for parking. The site was rezoned to I-2(CD) via Petition 1986-22 and the conditional site plan allows 325,000 square feet of building area.

Number of students potentially generated under current zoning: None

The development allowed under the existing zoning would generate zero (0) students, while the development allowed under the proposed zoning will produce 188 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 188 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.