

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 \$90,000 calculated as follows:

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

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

High School: **1** x \$27,000 = \$27,000

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 conventional district request seeks to allow all uses permitted in the O-1 district, per the PED Overlay standards. The conventional district would allow all uses permitted in the O-1 district, which includes residential dwellings (single/multi-family/duplex/triplex/quadruplex) at a density of up to 12 units per acre.

The current 0.47 acres would allow approximately 5.64 residential dwelling units under O-1 PED zoning.

CMS Planning Area: 2

Average Student Yield per Unit: 0.7903 "worst case"

This development will add 4 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>
ASHLEY PARK PRE-K-8	39.9	28	589	647	143%	2	143%
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WEST CHARLOTTE HS	103.5	96	1777	2589	108%	1	108%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject properties are currently developed with a 5,670 square foot warehouse and a 12,600 square foot warehouse under B-D (CD); PED-O zoning.

The subject property was rezoned as part of 1.88 total acres via Petition 2007-113, which allowed 210,000 square feet for a self-storage facility excluding outside storage of any type, and associated office uses (limited to a maximum of 20,000 sq/ft.).

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 four (4) student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is four (4) 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.