

**Petition No: 2015-082**

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**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 \$7,157,000 calculated as follows:

Elementary School: **141** x \$20,000 = \$2,820,000

Middle School: **70** x \$23,000 = \$1,610,000

High School: **101** x \$27,000 = \$2,727,000

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 240 multi-family dwelling units and 510 single family detached units and/or attached dwelling units (duplex/triplex/quadrplex nder UR-2 (CD) .

*CMS Planning Area:* 17

Average Student Yield per Unit: 0.0393 multi-family and 0.5938 single-family (**worst-case**)

This development will add 312 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>
STATESVILLE RD. ELEMENTARY	35.4	28	561	496	126%	141	<b>151%</b>
RANSON MIDDLE	66.5	52	1138	1491	128%	70	<b>135%</b>
WEST CHARLOTTE HIGH	103.5	96	1777	2589	108%	101	<b>114%</b>

**INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\***

*Existing number of housing units allowed:* approximately 88 dwellings units under R-4 & B-2 (CD) zoning; currently developed with a single family dwelling.

*Number of students potentially generated under current zoning:* 52 students (24 elementary, 12 middle, 16 high)

The development allowed under the existing zoning would generate 52 students, while the development allowed under the proposed zoning will produce 312 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 260 students.

*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.*