

## Petition No: 2016-056

### 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 \$65,954,000 calculated as follows:

Elementary School: **1,586** \$20,000 = \$31,720,000

Middle School: **580** \$23,000 = \$13,363,000

High School: **772** x \$27,000 = \$20,871,000

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:** The conditional district request seeks to allow the following: office, retail, hotel, multi-family and/or single family, institutional, recreational and civic uses and permitted accessory uses allowed in MUDD-O and MX-2 Innovative, LLW-PA and LLW-CA zoning.

- Up to 500 multi-family and /or single family attached residential dwellings (Employment district)
- Up to 300 multi-family and /or single family attached or detached residential dwellings (Transitional district)
- Up to 1,700 multi-family and /or single family attached or detached residential dwellings (Town Center district)
- 300 single family attached units and/or multi-family units (Residential district)
- 1,700 single family detached lots (Residential district)

**CMS Planning Areas:** 14, 15, 16

**Average Student Yield per Unit:** 0.5392 (single family) "as stated"; 0.7225 (multi-family) "worst-case"

This development will add 2,938 students to the schools in this area.

### The following data is as of 20<sup>th</sup> Day of the 2015-2016 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20<sup>th</sup> Day, Enrollment</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>
*BERRYHILL PRE K-8	48.5	28	674	389	173%	793 ES +290 MS =1,083	<b>451%</b>
WEST MECKLENBURG HS	114.5	102	2049	1881	112%	386	<b>133%</b>
*BEREWICK ES	32	39	605	737	82%	793	<b>186%</b>
KENNEDY MS	44.5	45	764	773	99%	290	<b>136%</b>
OLYMPIC HS	137	90	2472	1700	152%	386	<b>175%</b>

\*This development petition overlaps two school attendance boundary areas. Berryhill Pre K-8 school is at site and/or building capacity.

\*The enrollment of Berryhill Pre K-8 and Berewick is not applicable for the 2017-2018 school year. The enrollment will change at Berryhill Pre K-8 for the 2017-2018 school year due to the opening of a new Pre K-8 school in the Renaissance West community in 2017-2018.

### INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\*

**Existing number of housing units allowed:** The subject property contains several single family detached dwellings, a church, a cell tower, two warehouse uses but the majority are vacant under R-3, R-5, I-1 LLW-PA AND LLW-CA zoning.

The approximately 271.5 acres zoned R-3 would allow approximately 814.5 residential dwellings.

The approximately 901.8 acres zoned R-5 would net approximately 4,509 dwellings.

**Number of students potentially generated under current zoning:** 2,870 students (1,461 elementary, 609 middle, 800 high)

The development allowed under the existing zoning would generate 2,870 student(s), while the development allowed under the proposed zoning will produce 2,938 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 68 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.*