

Petition No: 2016-083

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.

There is no significant impact as a result of this development.

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 requests up to 125 single family (attached) dwelling units under UR-2 (CD) zoning.

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.2166

This development will add 27 students to the schools in this area.

The following data is as of 20th Day of the 2015-2016 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>
CROFT COMMUNITY ELEMENTARY	33	39	609	720	85%	13	87%
ALEXANDER MIDDLE	37.9	51	799	1075	74%	5	75%
NORTH MECKLENBURG HIGH	106	108	2022	2054	98%	9	99%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is developed with six single family dwellings under R-9PUD, R-4, RU (CD) zoning.

Petition 85-10 rezoned approximately 3.38 acres to RU(CD) to allow one single family detached dwelling and a mobile home.

Petition 91-09C rezoned 295.4 acres to R-9PUD that allowed 729 single family dwellings.

The conventional R-4 zoning would allow approximately 46.5 single family dwelling units.

Number of students potentially generated under current zoning: 381 students (201 elementary, 79 middle, 101 high)

The development allowed under the existing zoning would generate 381 student(s), while the development allowed under the proposed zoning will produce 27 student(s). 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.