Petition No: 2017-101

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* 60 single family attached dwelling units  
*CMS Planning Area:* 1, 2, 3  
*Average Student Yield per Unit:* 0.0350

This development may add 2 students to the schools in this area.

The following data is as of 20th Day of the 2016-17 school year.

<table>
<thead>
<tr>
<th>Schools Affected</th>
<th>Total Classroom Teachers</th>
<th>Building Classrooms/ Teacher Stations</th>
<th>20th Day, Enrollment (non-ec)</th>
<th>Building Classroom/ Adjusted Capacity (Without Mobiles)</th>
<th>20th Day, Building Utilization (Without Mobiles)</th>
<th>Additional Students As a result of this development</th>
<th>Utilization As of result of this development (Without Mobiles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>WALTER G. BYERS SCHOOL PK-8</td>
<td>36.8</td>
<td>36</td>
<td>481</td>
<td>435</td>
<td>102%</td>
<td>1</td>
<td>102%</td>
</tr>
<tr>
<td>WEST CHARLOTTE HIGH</td>
<td>92.0</td>
<td>96</td>
<td>1530</td>
<td>1597</td>
<td>96%</td>
<td>1</td>
<td>96%</td>
</tr>
</tbody>
</table>

**INCREMENTAL IMPACT OF THE ZONING CHANGE**

*Number of housing units allowed under current zoning:* 38 total dwelling units

*Number of students potentially generated under current zoning:* 18 students (12 elementary, 3 middle, 3 high)

The development allowed under the existing zoning may generate 18 student(s), while the development allowed under the proposed zoning may produce 2 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) student(s).

**RECOMMENDATION**

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 may exacerbate those situations. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school listed above.
The total estimated capital cost of providing the additional school capacity for this new development is $23,000; calculated as follows:

Elementary/Middle School: 1 x $23,000 = $23,000

CMS recommends that the petitioner schedule a meeting with staff to discuss any opportunities that the petitioner/developer may propose to improve the adequacy of school capacity at the potentially affected school.