

PLANNING LIAISON COMMITTEE

Growth Impacts on Schools

September 28, 2007



Growth Impact on Schools: Background

- 2004: PLC identified growth impact on schools as priority issue; presented info on school facility master planning, development approval processes, financing techniques, administrative models used elsewhere in NC
- 2005: discussion of issues & strategies, presentation of perspectives by outside groups
- January 2006: development of list of recommended strategies
- March 2007: Joint Luncheon – status of work to date on addressing strategies



Growth Impact on Schools: what we wish to accomplish today

- Overview Implementation Steps
- Update status of Implementation Steps
- Obtain feedback re. priorities
given staff workload limitations



Implementation Steps' areas:

1. Regulatory
2. Financial
3. Cost-containment



Growth Impacts on Schools: Implementation Steps

Regulatory

- I.D. development standards that might be applied to larger geographies (“Matrix” document)
- Involve CMS in “infrastructure development initiatives”
- I.D. ordinances & standards that might increase school development costs

*Product timeframe: on-going
beginning June, 2006*



Growth Impacts on Schools: implementation steps

Financial

- Explore school construction funding options

Product timeframe:

*Martin Commission, summer 2006
(complete)*

*Consultant “most common practices”
in peer communities, June 2006
(pending; expected completion
December 2007)*



Growth Impacts on Schools: implementation steps

Cost-containment

- Ensure fiscal accountability
- Explore “cost containment” of school construction expenses

Product timeframe:

*School Standards Review Committee,
spring 2007 (complete)*

On-going (continuous process)



Growth Impacts on Schools:

“Involve CMS in initiatives...”

Infrastructure General Development Policy

- Purpose: Better link land use & development decisions to availability of public infrastructure
- Can address PLC steps to “consider linking development approvals to school availability” & “explore funding options”
- CMS staff involvement in project Technical Team
- 16 policy recommendations made to City Council in September
- Potential approval by end of 2007
- Potential adoption by BOCC



Growth Impacts on Schools: “Involve CMS in initiatives...”

Other:

NorthLake Area Plan

- CMS staff involvement in project Technical Team
- Integration of CMS future school needs in the area into project recommendations
- City Council approval late 2007

City 2008-16 Capital Needs Assessment

- Latest CMS Facility Master Plan as resource



Growth Impacts on Schools:

“Identify Standards...”

- Districts allowed by-right
- Districts allowed under conditions
- Special site/development review
- Loading
- Buffering/screening
- Setbacks
- Minimum lot area
- Landscaping
- Site access (vehicle)
- Traffic impacts
- Off-site improvements
- Connectivity
- Building/site design
- Open space land dedication
- Flood/SWIM requirements
- Parking
- Stormwater/post-construction
- Watershed
- Bicycle
- Land dedication for school sites
- **Mobile placement**
- Municipal board approvals
- Development fees



Growth Impacts on Schools: “Identify standards that might be applied to larger geographies”

Mobile classrooms

The scope of the CMS mobile problem

- 17% of classroom capacity in mobile classrooms
- 218 are over 30 years old
- 92% are moved in 5 years or less

During Summer 2007 CMS:

- Set an additional 127 new units
- Moved 153 units
- Installed 199,936 s. f. of buildings & 91,322 s. f. of entrance decks



Growth Impacts on Schools: “Identify standards that might be applied to larger geographies”

Mobile classrooms

- Huntersville requires water quality measures (rain gardens, etc.) for mobiles and specifies facing materials for some structures
- Matthews requires an annual review of mobiles by town commissioners placed outside an agreed upon perimeter (Butler H.S.)
- Pineville, Mint Hill & Charlotte are least restrictive, but Charlotte is discussing a limit on number of mobiles as part of Institutional Uses in Residential Areas stakeholder review.



Growth Impacts on Schools: “Identify standards that might be applied to larger geographies”

Mobile classrooms

Examples of rain garden additional costs for mobiles (Huntersville):

- | | |
|---------------------|----------|
| ▪ Blythe ES | \$78,950 |
| ▪ Long Creek ES | \$41,500 |
| ▪ Torrence Creek ES | \$85,315 |



Growth Impacts on Schools:

“Next Steps

- Compile update to *New School Approval Requirements*
- Explore standards that might be applied to larger geographies or increase development costs
- Council approval of infrastructure development initiatives (Infrastructure GDP, etc.)
- Explore BOCC approval of Infrastructure GDP
- Complete “common practices” resource



PLC Growth Impacts on Schools

