

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 \$10,008,000 calculated as follows:

Elementary School: **344**x \$20,000 = \$6,880,000

Middle School: **136**x \$23,000 = \$3,128,000

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 600 residential units (multi-family and single family) under BP (CD); BP (CD) SPA; O-3 (CD) zoning

CMS Planning Area: 13

Average Student Yield per Unit: 1.0194 "worst case" scenario (single family)

This development will add 612 students to the schools in this area.

The following data is as of 20th Day of the 2010-11 school year.

<i>Schools Affected</i>	<i>20th Day, 2010-11 Enrollment (non-ec)</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, 2010-11 Building Utilization (Without Mobiles)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
ENDHAVEN ES	732	35	35	100%	770	344	140%
COMMUNITY HOUSE MS	1,522	69.5	75	93%	1642	136	101%
*ARDREY KELL HS	2,225	96	124	84%	2637	66	87%
*SOUTH MECKLENBURG HS	1,999	95	140	71%	2793	66	74%

*The current parcels are split between two high school assignments.

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 30.39 single family units under R-3 AND BP (CD) zoning

Number of students potentially generated under current zoning: 31 students (17 elementary, 7 middle, 7 high)

The development allowed under the existing zoning would generate 31 students, while the development allowed under the proposed zoning will produce 612 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 581 (worst case scenario).

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.