

## **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 \$2,391,000 calculated as follows:

Elementary School: **592** x \$20,000 = \$11,840,000

Middle School: **214** x \$23,000 = \$4,922,000

High School: **265** x \$27,000 = \$7,155,000

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:* 2,942 units (1,154 single family; 894 residential units for sale; 894 residential units for rent) "worst case estimates"

*CMS Planning Area:* 4

Average Student Yield per Unit: 0.5808 (single family) and 0.2343 (condos/town homes) and 0.2152 (apartment)

This development will add approximately 1,071 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2006-07 school year.

<i>Schools Affected</i>	<i>Capacity Without Mobiles</i>	<i>20<sup>th</sup> Day, 2006-07 Enrollment (non-ec)</i>	<i>Additional Students As a result of this development</i>	<i>Total Enrollment As a result of this development</i>	<i>20<sup>th</sup> Day, 2006-07 Utilization (Without Mobiles)</i>	<i>Utilization As a result of this development (Without Mobiles)</i>	<i>Number of Mobiles</i>
David Cox	726	1224	<b>592</b>	1816	169%	<b>250%</b>	20
Alexander Middle	924	1680	<b>214</b>	1894	182%	<b>205%</b>	38
North Mecklenburg High	1460	3082	<b>265</b>	3347	211%	<b>229%</b>	69

\*High School assignment for the proposed development for 2007-08 school year is Mallard Creek HS. The data shows the impact on North Mecklenburg HS for the 2006-07 school year is not applicable for 2007-08.

## **INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\***

*Existing number of housing units allowed:* 1440 single family units under R-4 zoning

*Number of students potentially generated under current zoning:* 836 (443 elementary, 192 middle, 201 high school students)

The development allowed under existing zoning would generate 836 students, while the development allowed under the proposed zoning will produce 1,071 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 235.

*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.*