

## 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 \$10,677,000 calculated as follows:

Elementary School: **114** x \$20,000 = \$2,280,000

Middle School: **216** x \$23,000 = \$4,968,000

High School: **127** x \$27,000 = \$3,429,000

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:* 330 townhomes units (82 for rent, 248 for sale); 100 single-family homes; and 586 multi-family units (146 for rent, 440 for sale) under NS and UR-2 (CD)

*CMS Planning Area:* 2

*Average Student Yield per Unit:* single-family (1.1439), townhomes for sale (0.3138) and apartments for rent (0.5569)

This development will add approximately 457 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2007-08 school year.

<i>Schools Affected</i>	<i>Capacity Without Mobiles</i>	<i>20<sup>th</sup> Day, 2007-08 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, 2007-08 Utilization (Without Mobiles)</i>	<i>Utilization As a result of this development (Without Mobiles)</i>	<i>Number of Mobiles</i>
LINCOLN HEIGHTS ES	480	368	<b>114</b>	482	77%	<b>100%</b>	0
J.T. WILLIAMS MS	646	603	<b>216</b>	819	93%	<b>127%</b>	0
WEST CHARLOTTE HS	1880	1962	<b>127</b>	2089	104%	<b>111%</b>	16

## INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\*

*Existing number of housing units allowed:* 4 single-family homes and 1,225 multi-family units under R-8, R-12 MF (CD), R-22 MF, B-2 and I-2

*Number of students potentially generated under current zoning:* 686 (397 elementary, 141 middle and 148 high school students)

The development allowed under the existing zoning would generate 686 students, while the development allowed under the proposed zoning will produce 457 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 229.

*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.*