

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 \$2,558,000 calculated as follows:

Elementary School: **59** x \$20,000 = \$1,180,000

Middle School: **20** x \$23,000 = \$460,000

High School: **34** x \$27,000 = \$918,000

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: 192 apartments for rent under B-1(CD) (LWPA)

CMS Planning Area: 17

Average Student Yield per Unit: 0.59

This development will add approximately 113 students to the schools in this area.

The following data is as of 20th Day of the 2008-09 school year.

<i>Schools Affected</i>	<i>Capacity Without Mobiles</i>	<i>20th Day, 2008-09 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>20th Day, 2007-08 Utilization (Without Mobiles)</i>	<i>Utilization As a result of this development (Without Mobiles)</i>	<i>Number of Mobiles</i>
MOUNTAIN ISLAND ES	713	1090	59	1149	153%	161%	28
COULWOOD MS	698	1116	20	1136	160%	163%	24
WEST MECKLENBURG HS	1417	2147	34	2181	152%	154%	11

*The enrollment for Mountain Island elementary is not applicable for the 2008- 2009 school year. The enrollment will change for the 2009 -2010 school year due to the opening of "New Mt. Holly-Huntersville" elementary in 2009- 2010.

*The enrollment for West Mecklenburg high is not applicable for the 2008- 2009 school year. The enrollment will change for the 2009 -2010 school year due a boundary change in 2009- 2010.

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: No residential units, B-1 SCD (LWPA)

Number of students potentially generated under current zoning: 0

The development allowed under the existing zoning would not generate students, while the development allowed under the proposed zoning will produce 113 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 113.

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.