

Petition No: 2009-023

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 \$731,000 calculated as follows:

Middle School: **13** x \$23,000 = \$299,000

High School: **16** x \$27,000 = \$432,000

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: 284 multi-family units for sale under I-1(CD); UR-C (CD); UR-2 (CD)

CMS Planning Area: 10

Average Student Yield per Unit: 0.20

This development will add approximately 57 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, 2008-09 Utilization (Without Mobiles)</i>	<i>Utilization As a result of this development (Without Mobiles)</i>	<i>Number of Mobiles</i>
GREENWAY PARK ES	621	595	28	623	96%	100%	4
MCCLINTOCK MS	610	651	13	664	107%	109%	0
EAST MECKLENBURG HS	1159	2092	16	2108	181%	182%	30

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: No residential use permitted under I-1, I-1 (CD)

Number of students potentially generated under current zoning: No students

The development allowed under existing zoning would generate 0 students, while the development allowed under the proposed zoning will produce 57 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 57 students.

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.