

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 \$2,832,000 calculated as follows:

Elementary School: 74 \$20,000 = \$1,480,000

Middle School: 40 \$23,000 = \$920,000

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: Proposing up to 270 multi-family dwelling units, up to 10 single family detached dwellings, and 3,500 square feet of nonresidential uses devoted to retail, EDEE, general and medical office, personal services uses and accessory uses allowed in the MUDD district.

CMS Planning Area: 1,2, 3

Average Student Yield per Unit: 0.4513 (multi-family); 0.8952 (single-family);

This development will add 130 students to the schools in this area.

The following data is as of 20th Day of the 2015-2016 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
EASTOVER ELEMENTARY	24	26	415	450	92%	74	109%
ALEXANDER GRAHAM MIDDLE	73	65	1428	1272	112%	40	116%
MYERS PARK HIGH	146	127	2865	2418	115%	16	116%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property under R-5 and B-2 zoning is developed with five single family detached dwellings, a child care center associated with a church, and a retail florist. A number of lots are vacant.

R-5 would allow approximately 11.69 single family dwelling units.

B-2 would net approximately 58.6 dwelling units duplex, triplex, quadraplex and multi-family residential dwellings.

Number of students potentially generated under current zoning: 36 students (22 elementary, 9 middle, 5 high)

The development allowed under the existing zoning would generate 36 student(s), while the development allowed under the proposed zoning will produce 130 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 94 student(s).

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.