

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 \$63,000 calculated as follows:

Elementary School: 2x\$20,000 = \$40,000

Middle School: 1x\$23,000 = \$23,000

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: Proposed conditional rezoning seeks to allow up to 20,000 square feet of uses permitted in the NS district, and up to six residential dwelling units. Automotive service stations are prohibited.

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.4513

This development will add 3 students to the schools in this area.

The following data is as of 20th Day of the 2016-17 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>
BRUNS AVENUE PREK-8	52	39	690	518	133%	2	133%
BRUNS AVENUE PREK-8	-	-	-	-	-	1	133%
WEST CHARLOTTE HIGH	92.0	96	1530	1687	96%	0	96%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is currently vacant. Petition 2013-32 rezoned 2.05 acres to UR-2(CD) SPA to allow 75 age-restricted multi-family apartments + 4,000 square feet of community/office/business space. The existing R-22MF zoning allows uses permitted in the district, including single family detached, duplex, triplex, quadraplex, attached dwellings and multi-family dwellings up to 22 units per acre. The approximately 2.80 acre area zoned R-22MF would allow approximately 61.6 dwelling units.

Number of students potentially generated under current zoning: 28 students (16 elementary, 9 middle and 3 high)

The development allowed under the existing zoning would generate 28 student(s), while the development allowed under the proposed zoning will produce 3 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0).

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.