Town of Matthews: Matthews Village

IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units:* Up to 131 multi-family dwelling units (94 multi-family apartments and 37 townhome units) under R-12 MF (CD).

*CMS Planning Area: South*

Average Student Yield per Unit: 0.3231 (multi-family apartments) = 30
0.2029 (multi-family townhomes) = 7

This development may add 37 students to the schools in this area.

The following data is as of 20th Day of the 2019-20 school year.

<table>
<thead>
<tr>
<th>Schools Affected</th>
<th>Total Classroom Teachers</th>
<th>Building Classrooms/ Teacher Stations</th>
<th>20th Day, Enrollment (non-ec)</th>
<th>Building Classroom/ Adjusted Capacity (Without Mobiles)</th>
<th>20th Day, Building Utilization (Without Mobiles)</th>
<th>Additional Students As a result of this development</th>
<th>Utilization As of result of this development (Without Mobiles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROVIDENCE SPRING ELEMENTARY</td>
<td>48</td>
<td>36</td>
<td>961</td>
<td>721</td>
<td>133%</td>
<td>20</td>
<td>135%</td>
</tr>
<tr>
<td>CRESTDALE MIDDLE</td>
<td>50</td>
<td>53</td>
<td>1003</td>
<td>1063</td>
<td>94%</td>
<td>8</td>
<td>94%</td>
</tr>
<tr>
<td>PROVIDENCE HIGH</td>
<td>94.5</td>
<td>88</td>
<td>1992</td>
<td>1855</td>
<td>107%</td>
<td>9</td>
<td>107%</td>
</tr>
</tbody>
</table>

The total estimated capital cost of providing the additional school capacity for this new development is $1,076,000; calculated as follows:

- Elementary School: 20 x $34,000 = $680,000
- High School: 5 x $44,000 = $220,000

**RECOMMENDATION**

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.