

**Petition No: 2014-064**

**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.

**No significant impact.**

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:* 980 up to 1,050 multi-family residential units under MUDD-O UR-2 (CD) zoning with five years vested rights

*CMS Planning Area:* 3

*Average Student Yield per Unit:* 0.000

This development will add zero (0) students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2013-14 school year.

<i>Schools Affected</i>	<i>20<sup>th</sup> Day, 2013-14 Enrollment (non-ec)</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20<sup>th</sup> Day, 2013-14 Building Utilization (Without Mobiles)</i>	<i>Building Classroom/Adjusted Capacity (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
SEDGEFIELD ES	407	31	36	86%	581	0	86%
SEDGEFIELD MS	679	43	45	96%	924	0	96%
MYERS PARK HS	2816	145.5	127	115%	3724	0	115%

*\*2014-15 building utilization is not yet available.*

**INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\***

*Existing number of housing units allowed:* 299 residential units (75 duplex for 150 units, 12 single family homes, 131 multi-family units, 3 vacant R-8 lots for additional 6 units) under R-8; R-17MF; O-2; B-1; B-2 zoning

*Number of students potentially generated under current zoning:* 7 student(s) (4 elementary, 3 high)

The development allowed under the existing zoning would generate 7 student(s), while the development allowed under the proposed zoning will produce zero (0) student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) 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.*