

Petition No: 2015-058

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 \$876,000 calculated as follows:

Elementary School: **18** \$20,000 = \$360,000

Middle School: **6** \$23,000 = \$138,000

High School: **14** x \$27,000 = \$378,000

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 conventional district request depicts Development Areas A, B and C under MUDD-O zoning (with five year vested rights). For a 170,000 square feet of retail, eating/drinking/entertainment facilities, personal services and office uses. A hotel with up to 175 rooms, maximum of 450 residential dwelling units, up to 20,000 square feet of indoor recreation uses, religious institution up to 750 seats, all accessory uses and uses permitted under prescribed conditions in the MUDD district. Relocation of the existing cell tower located on the site to another location on the site or on the roof of a building on the site.

Additional residential dwelling units may be developed by converting hotel rooms into residential dwelling units at the rate of two hotel rooms so converted into one residential dwelling unit up to a maximum of 25 residential dwelling units.

CMS Planning Area: 12

Average Student Yield per Unit: 0.0841

This development will add 38 student(s) to the schools in this area.

The following data is as of 20th Day of the 2014-15 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> |
|-------------------------|---------------------------------|---|---|---|--|--|---|
| SHARON ELEMENTARY | 42.4 | 28 | 809 | 575 | 151% | 18 | 154% |
| ALEXANDER GRAHAM MS | 74.4 | 65 | 1449 | 1646 | 114% | 6 | 115% |
| MYERS PARK HS | 145.5 | 127 | 2762 | 3652 | 115% | 14 | 115% |

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is currently developed with a religious institution/church (34,636 total square feet building area) and a single family detached dwelling (1,359 total square feet building area), both in the existing R-3 zoning. The conventional R-3 zoning allows all uses permitted in the district, which includes single family detached dwellings. The 7.10 acre site would net approximately 21.3 dwellings under R-3 and B-1SCD zoning.

Number of students potentially generated under current zoning: Seven students (5 elementary, 2 middle)

The development allowed under the existing zoning would generate seven (7) students, while the development allowed under the proposed zoning will produce 38 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 31 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.