

Petition No: 2015-059

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 \$458,000 calculated as follows:

Elementary School: **10** \$20,000 = \$200,000

Middle School: **3** \$23,000 = \$69,000

High School: **7** x \$27,000 = \$189,000

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: To allow up to 240 residential dwelling units, including independent and dependent living units/beds, and up to 8,500 square feet of medical and general office uses under MUDD-O zoning. Allows a maximum of four principal buildings. Site to be a planned development with Petition 2015-58.

CMS Planning Area: 12

Average Student Yield per Unit: 0.841

This development will add 20 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%	10	154%
ALEXANDER GRAHAM MS	74.4	65	1449	1646	114%	3	115%
MYERS PARK HS	145.5	127	2762	3652	115%	7	115%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is currently vacant. The conventional R-3 zoning allows all uses permitted in the district, which include single family detached dwellings. The 1.53 acre site would net approximately 4.59 dwellings.

Number of students potentially generated under current zoning: Two students (2 elementary)

The development allowed under the existing zoning would generate two (2) students, while the development allowed under the proposed zoning will produce 20 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 18 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.