

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 \$13,500 calculated as follows:

High School: **0.5** x \$27,000 = \$13,500

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: The conventional B-2 zoning allows all uses permitted in the district, which permits residential dwellings at a maximum density of 22 units per acre. The site would net approximately 6.16 dwelling units in the existing 0.28 acres under B-2 zoning.

CMS Planning Area: 3

Average Student Yield per Unit: 0.7157

This development will add 4 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>
SEDFIELD ES	31.6	36	436	586	88%	3	89%
SEDFIELD MS	44	45	745	991	98%	0.5	98%
MYERS PARK HS	145.5	127	2762	3652	115%	0.5	115%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The 0.28 acre portion of the subject property that is included in this rezoning petition contains a parking lot. The remainder of the tax parcel (not included in this rezoning petition) is developed with an office and a warehouse.

The existing R-17MF zoning allows all uses permitted in the district, including single family detached, duplex, triplex, quadruplex, attached dwellings and multi-family dwellings up to 17 units per acre. The site would allow approximately 4.76 dwelling units in the existing 0.28 acres under R-17MF zoning.

Number of students potentially generated under current zoning: Four students (3 elementary, 0.5 middle, 0.5 high)

The development allowed under the existing zoning would generate four (4) students, while the development allowed under the proposed zoning will produce four (4) 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.