

Petition No: 2015-120

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 \$1,402,000 calculated as follows:

Elementary School: **32** \$20,000 = \$640,000

Middle School: **12** \$23,000 = \$276,000

High School: **18** x \$27,000 = \$486,000

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: The development is comprised of development areas A, B, C and D that contain a mixture of multi-family dwelling units, office and retail uses. To allow a maximum of 600,000 square feet of commercial uses (inclusive of 228,324 square feet of existing office uses) and up to 450 residential units under MUDD-O with five year vested rights.

CMS Planning Area: 12

Average Student Yield per Unit: 0.1372

This development will add 62 student(s) to the schools in this area.

The following data is as of 20th Day of the 2015-2016 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>
SELWYN ES	45	25	859	477	180%	32	187%
ALEXANDER GRAHAM MS	75.5	65	1428	1598	116%	12	118%
MYERS PARK HS	143	127	2865	3740	113%	18	114%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is developed with two office buildings.

Residential dwellings are permitted at a density of 12 units per acre. The 10.66 acre site would allow approximately 127.92 dwelling units under O-1 zoning.

Number of students potentially generated under current zoning: 18 students (9 elementary, 4 middle, 5 high)

The development allowed under the existing zoning would generate 18 students, while the development allowed under the proposed zoning will produce 62 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 44 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.