

## Petition No: 2015-123

### 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 \$4,063,000 calculated as follows:

Elementary School: **113** \$20,000 = \$2,260,000

Middle School: **42** \$23,000 = \$966,000

High School: **31** x \$27,000 = \$837,000

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 conditional district request seeks to allow up to 210 multi-family dwelling units, and related accessory uses. An internal parking deck to be provided under TOD-RO zoning.

*CMS Planning Area:* 3

Average Student Yield per Unit: 0.8899

This development will add 186 student(s) to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2015-2016 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20<sup>th</sup> Day, Enrollment (non-ec)</i>	<i>Building Classroom/Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> 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	36	387	449	86%	113	<b>112%</b>
SEDFIELD MS	47	45	706	879	104%	42	<b>111%</b>
MYERS PARK HS	143	127	2865	3740	113%	31	<b>114%</b>

### INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\*

*Existing number of housing units allowed:* Subject property zoned is developed with an office building and a parking lot under TOD-M and I-2 zoning. The conventional I-2 zoning allows all uses permitted in the I-2 district. Residential dwellings are not allowed in industrial districts. The TOD-M zoned lot was rezoned via Petition 2007-12 to allow all uses permitted in the TOD-M district.

*Number of students potentially generated under current zoning:* Zero (0) student

The development allowed under the existing zoning would generate zero (0) students, while the development allowed under the proposed zoning will produce 186 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 186 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.*