

Petition No: 2015-131

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 \$3,415,000 calculated as follows:

Elementary School: **78** \$20,000 = \$1,560,000

Middle School: **29** \$23,000 = \$667,000

High School: **44** x \$27,000 = \$1,188,000

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 1,100 residential units (for sale or for rent), 250,000 square feet of office uses, 300,000 square feet of retail uses and 225 hotel rooms; eating/drinking/entertainment establishments and institutional uses under MUDD-O zoning.

CMS Planning Area: 12

Average Student Yield per Unit: 0.1372 (worst case for rent)

This development will add 151 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>
SHARON ELEMENTARY	41	28	818	559	146%	78	161%
ALEXANDER GRAHAM MS	75.5	65	1428	1598	116%	29	119%
MYERS PARK HS	143	127	2762	3740	113%	44	115%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: Subject property is currently developed with approximately 353 multi-family apartment units under R-17 MF zoning.

The site would allow approximately 459 dwelling units in the existing 27 acres.

Number of students potentially generated under current zoning: 63 students (33 elementary, 12 middle, 18 high)

The development allowed under the existing zoning would generate 63 students, while the development allowed under the proposed zoning will produce 151 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 88 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.