

**Petition No: 2016-017**

**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 \$986,000 calculated as follows:

Elementary School: 1 \$20,000 = \$20,000

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 of a residential community of up to 16 for sale duplex dwelling units and up to 45 for sale multi-family dwelling units under UR-3 (CD) zoning.

*CMS Planning Area:* 3

Average Student Yield per Unit: 0.0154 (for sale)

This development will add one (1) students 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>
DILWORTH ELEMENTARY	36	28	730	568	129%	1	129%
ALEXANDER GRAHAM MIDDLE	73	65	1428	1272	112%	0	112%
MYERS PARK HIGH	146	127	2865	2418	115%	0	115%

**INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\***

*Existing number of housing units allowed:* The subject property is developed with ten single family detached dwellings and two warehouse/industrial use buildings.

The approx. 2.01 acres zoned R-5 would net approximately 10.95 single family detached dwellings. There are two corner lots, which would allow duplex units by-right.

The approx. 0.69 acres zoned B-2 would net approximately 15.18 dwelling units, which permits detached, duplex, triplex, quadruplex and multi-family residential dwellings.

*Number of students potentially generated under current zoning:* 13 students (8 elementary, 3 middle, 2 high)

The development allowed under the existing zoning would generate 13 student(s), while the development allowed under the proposed zoning will produce 1 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero 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.*