

Petition No: 2016-030

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 \$1,128,000 calculated as follows:

Elementary School: **26** \$20,000 = \$520,000

Middle School: **10** \$23,000 = \$230,000

High School: **14** x \$27,000 = \$378,000

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 360 multi-family residential dwellings and up to 17,000 square feet of retail. Eating/drinking/entertainment establishments, general and medical office, personal services uses.

CMS Planning Area: 12

Average Student Yield per Unit: 0.1372

This development will add 50 students 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 ELEMENTARY	42.5	25	859	505	170%	26	176%
ALEXANDER GRAHAM MIDDLE	73	65	1428	1272	112%	10	114%
MYERS PARK HIGH	146	127	2865	2418	115%	14	116%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: Subject property currently developed with a college/university associated office.

The conditional MUDD(CD) zoning was rezoned via Petition 2006-83 to allow (a) a classroom and administrative building associated with Pfeiffer University consisting of 60,000 square feet in three stories, (b) a 60,000 square foot medical/general office building in a three story building, (c) a 75-unit, three story residential condominium complex.

Number of students potentially generated under current zoning: 22 student(s) (11 elementary, 5 middle, 6 high) (condominium complex)

The development allowed under the existing zoning would generate 22 student(s), while the development allowed under the proposed zoning will produce 50 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 50 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.