

**RECOMMENDATION**

We have the following comments that are critical to CMS' support of this petition:

**The impact on the schools below cannot be determined; the proposed use is unknown.**

**TOTAL IMPACT FROM PROPOSED DEVELOPMENT**

*Proposed Housing Units:* Up to 180 residential dwelling units under TOD-M-O zoning.

*CMS Planning Area:* 1, 2, 3

Average Student Yield per Unit:

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>
HIGHLAND RENAISSANCE ES	35	36	499	513	97%	TBD	TBD
MARTIN LUTHER KING JR. MS	58.5	58	1023	1014	101%	TBD	TBD
GARINGER HS	115	89	1904	1489	129%	TBD	TBD

**INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\***

Existing number of housing units allowed: The subject property is developed with a warehouse under B-1, MUDD and I-2 zoning. The existing conventional B-1 zoning allows all uses permitted in the B-1 district, which includes detached, duplex, triplex, quadraplex and multi-family dwellings. The existing conventional B-1 zoning allows approximately 3.63 dwelling units. Petition 2008-12 rezoned 0.52 acres to conventional MUDD zoning, residential dwellings (detached, duplex, triplex, quadraplex, attached, multi-family and planned multi-family, and mixed use buildings) are permitted.

*Number of students potentially generated under current zoning: --*

*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.*