

Petition No: 2016-147

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 \$1,401,000 calculated as follows:

Elementary School: **41** x \$20,000 = \$820,000

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

High School: **13** x \$27,000 = \$351,000

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 site plan amendment seeks to amend proposed uses to allow up to 95,000 square feet of retail, EDEE, personal service uses, and general and medical office uses, up to 135,000 square feet of warehousing within an enclosed building for self-storage, and 201 residential dwelling units.

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.3203

This development will add 64 students to the schools in this area.

The following data is as of 20th Day of the 2015-16 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	39.5	28	818	580	141%	41	148%
ALEXANDER GRAHAM MIDDLE	73	65	1428	1272	112%	10	113%
MYERS PARK HIGH	146	127	2865	2418	115%	13	115%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is currently developed with 109 multi-family apartments and a convenience store. Petition 2015-46 rezoned the subject property to MUDD-O to allow 95,000 square feet of retail, EDEE, medical office uses, and personal uses and 195 residential dwelling units.

Number of students potentially generated under current zoning: 62 students (40 elementary, 9 middle, 13 high)

The development allowed under the existing zoning would generate 62 student(s), while the development allowed under the proposed zoning will produce 64 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 2 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.