

Petition No: 2017-017

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 \$67,000 calculated as follows:

Elementary School: 2x\$20,000 = \$40,000

High School: 1x\$27,000 = \$27,000

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 conditional site plan amendment seeks to increase the overall square footage from 8,000 to 10,000 square feet. Up to eight multi-family live/work units are proposed in the 2nd, 3rd and 4th stories of the building. Maximum building height of 60 feet. UR-3 (CD) SPA

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.4513

This development will add 4 students to the schools in this area.

The following data is as of 20th Day of the 2016-17 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>
HIGHLAND RENAISSANCE ACADEMY	36.2	36	500	555	101%	2	101%
MARTIN LUTHER KING JR. MIDDLE	54	58	973	1045	93%	1	93%
GARINGER HIGH	107.8	89	1940	1568	121%	1	121%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is currently vacant. Petition 2005-160 rezoned 0.231 to UR-3(CD) to allow a mix of retail, office and multi-family residential uses in a two, three and four story building not to exceed 8,000 square feet. Up to eight multi-family residential units will be allowed on the 2nd, 3rd and 4th floors. Maximum building height of 60 feet.

Number of students potentially generated under current zoning: 4 students (2 elementary, 1 middle and 1 high)

The development allowed under the existing zoning would generate 4 student(s), while the development allowed under the proposed zoning will produce 4 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) 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.