

Petition No: 2017-051

RECOMMENDATION

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

There is no significant impact from the proposed development on the schools listed below.

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 district request seeks to allow a single family attached quadrplex building in condominium format under UR-2 (CD) zoning.

CMS Planning Area: 1,2,3

Average Student Yield per Unit: 0.0350

This development will add zero student(s) 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>
DILWORTH ELEMENTARY	38	28	732	539	136%	0	136%
ALEXANDER GRAHAM MIDDLE	72.5	65	1422	1275	112%	0	112%
MYERS PARK HIGH	144.5	127	2994	2515	114%	0	114%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is developed with four single family attached/apartment dwelling units. This is a grandfathered use built in 1947. The conventional R-3 zoning allows all uses permitted in the district, which includes single family detached dwellings, and duplex units are allowed by right on a corner lot. The approximately 0.6234 acres zoned R-3 conventional would allow approximately 1.869 residential dwellings.

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

The development allowed under the existing zoning would generate 2 student(s), while the development allowed under the proposed zoning will produce zero (0) 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.