

Petition No: 2017-071

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 may 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 \$27,000 calculated as follows:

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 district request seeks to allow up to 22 single family attached (townhomes) dwelling units under UR-2 (CD).

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.0350

This development will add 1 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>
HIGHLAND RENAISSANCE ACADEMY	36.25	36	500	555	101%	0	101%
MARTIN LUTHER KING, JR. MIDDLE	54	58	973	1045	93%	0	93%
GARINGER HIGH	107.8	89	1940	1602	121%	1	121%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is currently developed with 15 multi-family dwelling units in six buildings. The existing R-22MF zoning allows all uses permitted in the district including single family detached, duplex, triplex, quadraplex, attached dwellings and multi-family dwellings up to 22 units per acre. The approximately 1.05 acre areas zoned R-22MF would allow approximately 23.1 dwelling units.

Number of students potentially generated under current zoning: 10 students (6 elementary, 2 middle, 2 high)

The development allowed under the existing zoning would generate 10 student(s), while the development allowed under the proposed zoning will produce 1 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.