

Petition No: 2017-131

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 0.7 acres zoned R-3 conventional would allow approximately 2.10 residential dwellings.

The subject property is developed with two single family detached dwellings.

Number of students potentially generated under current zoning: 1 student (1 elementary, 0 middle, and 0 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 8 Single Family attached (townhome) dwelling units to UR-2(CD)

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.1734

This development may 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>
SHARON ELEMENTARY	43	28	830	540	154%	1	154%
ALEXANDER GRAHAM MIDDLE	72.5	65	1422	1275	112%	0	112%
MYERS PARK HIGH	144.5	127	2994	2631	114%	0	114%

RECOMMENDATION

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 may exacerbate those situations. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school listed above.

The total estimated capital cost of providing the additional school capacity for this new development is \$20,000; calculated as follows:

Elementary School: $1 \times \$20,000 = \$20,000$

CMS recommends that the petitioner/developer schedule a meeting with staff to discuss any opportunities that the petitioner/developer may propose to improve the adequacy of school capacity at the potentially affected school.