

## Petition No: 2017-145

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### IMPACT UNDER CURRENT ZONING

*Number of housing units allowed under current zoning:* The subject property was rezoned an overall 53.8 acres to MUDD-O via Petition 2002-70 to allow employment, retail, service and multi-family uses. The overall site allows 675 residential units.

The subject property is vacant.

*Number of students potentially generated under current zoning:* 91 students (51 elementary, 12 middle, and 28 high)

### IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units:* The conditional district request seeks to allow 132 for sale single-family attached (townhome) dwelling units under UR-2(CD) zoning

*CMS Planning Area:* 4, 17, 18, 19

Average Student Yield per Unit: 0.2166

This development may add 28 student(s) to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2016-17 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20<sup>th</sup> Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> 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>
NATHANIEL ALEXANDER ELEMENTARY	57.5	53	884	815	108%	14	<b>111%</b>
JAMES MARTIN MIDDLE	54	65	1017	1224	83%	5	<b>83%</b>
VANCE HIGH	99	91	1674	1539	109%	9	<b>109%</b>

### 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 \$523,000; calculated as follows:

Elementary School:  $14 \times \$20,000 = \$280,000$

High School:  $9 \times \$27,000 = \$243,000$

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.