

Petition No: 2017-154

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: Residential dwellings are not allowed in industrial districts

The subject property is developed with a prefab warehouse.

Number of students potentially generated under current zoning: 0 students

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional district request to MUDD-O seeks to allow 100 single-family attached dwellings (townhomes).

CMS Planning Area: 1,2,3

Average Student Yield per Unit: 0.0350

This development may add 4 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> |
|-------------------------|---------------------------------|----------------------------------------------|-------------------------------------------------|----------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------------|
| SEDGEFIELD ELEMENTARY | 32.5 | 36 | 514 | 569 | 90% | 1 | 90% |
| SEDGEFIELD MIDDLE | 47 | 45 | 774 | 741 | 104% | 1 | 104% |
| MYERS PARK HIGH | 144.5 | 127 | 2994 | 2631 | 114% | 2 | 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 \$77,000; calculated as follows:

Middle School: $1 \times \$23,000 = \$23,000$

Middle School: $2 \times \$27,000 = \$54,000$

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.