

Petition No: 2017-164

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The conventional I-1 zoning district allows all uses permitted in the I-1 district. Residential dwellings are not allowed in industrial districts.

The subject property is developed with one single family detached dwelling.

Number of students potentially generated under current zoning: 0 students.

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional district request seeks to allow 198 multi-family residential dwellings.

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.4513

This development may add 89 student(s) to the schools in this area. The proposed project is located directly adjacent to Harding University High School.

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>
WESTERLY HILLS PRE-K-8 ¹	43	31	549	396	139%	53 (PK-5)	155% (K-8)
WESTERLY HILLS PRE-K-8 ²	43	31	549	396	139%	21 (6-8)	155% (K-8)
HARDING UNIVERSITY HIGH ³	100.5	78	1657	1286	129%	15	130%

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 schools listed above.

The total estimated capital cost of providing the additional school capacity for this new development is \$1,948,000; calculated as follows:

Elementary School: **53** x \$20,000 = \$1,060,000

Middle School: **21** x \$23,000 = \$483,000

High School: **15** x \$27,000 = \$405,000

CMS recommends that the petitioner/developer schedule a meeting with staff to discuss mitigation of the costs to improve the adequacy of school capacity at the potentially affected schools.

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1. Westerly Hills Academy will transition to a pre-kindergarten to grade 5 (PK-5) school beginning with the 2018-2019 school year.
 2. Beginning in the 2018-2019 school year, the subject property will be located in the Wilson Middle School attendance zone.
 3. The *CMS 2017 Bond Projects* list includes the renovation or replacement of the Harding High School cafeteria and gymnasium along with career/technical education upgrades beginning June 2019 (tentative date).