Petition No: 2017-168

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 2.38-acre area zoned R-5 would allow approximately 11.9 residential dwellings.

The approximately 1.31-acre area zoned R-22MF would allow approximately 28.82 dwellings units.

The subject property is developed with 22 multi-family dwelling units.

Number of students potentially generated under current zoning:
- 23 students (broken down as follows):
  - Under R-5 = 10 students (7 elementary, 1 middle, and 2 high)
  - Under R-22MF = 13 students (8 elementary, 3 middle, and 2 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional district request seeks to allow up to 41 for sale single family attached dwelling units

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.0350

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.

<table>
<thead>
<tr>
<th>Schools Affected</th>
<th>Total Classroom Teachers</th>
<th>Building Classrooms/ Teacher Stations</th>
<th>20th Day, Enrollment (non-ec)</th>
<th>Building Classroom/ Adjusted Capacity (Without Mobiles)</th>
<th>20th Day, Building Utilization (Without Mobiles)</th>
<th>Additional Students As a result of this development</th>
<th>Utilization As of result of this development (Without Mobiles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BARRINGER ELEMENTARY</td>
<td>43.5</td>
<td>36</td>
<td>593</td>
<td>491</td>
<td>121%</td>
<td>0</td>
<td>121%</td>
</tr>
<tr>
<td>SEDGEFIELD MIDDLE</td>
<td>47</td>
<td>45</td>
<td>774</td>
<td>741</td>
<td>104%</td>
<td>0</td>
<td>104%</td>
</tr>
<tr>
<td>HARDING UNIVERSITY HIGH¹</td>
<td>100.5</td>
<td>78</td>
<td>1657</td>
<td>1286</td>
<td>129%</td>
<td>1</td>
<td>129%</td>
</tr>
</tbody>
</table>

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 $27,000; calculated as follows:

- Elementary School: \(0 \times $20,000 = $0\)
- Middle School: \(0 \times $23,000 = $0\)
- High School: \(1 \times $27,000 = $27,000\)

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 school.

1. 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).