

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.

<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>
BARRINGER ELEMENTARY	43.5	36	593	491	121%	0	121%
SEDFIELD MIDDLE	47	45	774	741	104%	0	104%
HARDING UNIVERSITY HIGH ¹	100.5	78	1657	1286	129%	1	129%

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: x \$20,000 = \$0

Middle School: x \$23,000 = \$0

High School: x \$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).