

Petition No: 2017-173

IMPACT UNDER CURRENT ZONING

The subject property currently contains a parking deck.

Number of housing units allowed under current zoning: N/A

Number of students potentially generated under current zoning: N/A

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional district request seeks to allow up to 72 residential dwelling units.

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.0350 (for condo units) or 0.4513 (for apartment units)

This development may add approximately 3 students to the schools in this area if condominium units are included. Alternatively, the development may add approximately 33 students to the schools in this area if apartment units are included.

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

** Student estimates & utilization are displayed in this manner in the table below: condo impact/apartment impact (e.g. 14/25 or 100%/95%)*

<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%	1/19	121% /125%
SEDFIELD MIDDLE	47	45	774	741	104%	1/8	105% /106%
HARDING UNIVERSITY HIGH ¹	100.5	78	1657	1286	129%	1/6	129% /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 schools listed above.

The total estimated capital cost of providing the additional school capacity for this new development is \$70,000, if condominium units are included.

Alternatively, the total estimated capital cost of providing the additional school capacity for this new development is \$726,000, if apartment units are included; calculated as follows:

	Condominium Units	Apartment Units
Elementary School:	1 x \$20,000 = \$20,000	19 x \$20,000 = \$380,000
Middle School:	1 x \$23,000 = \$23,000	8 x \$23,000 = \$184,000
High School:	1 x \$27,000 = \$27,000	6 x \$27,000 = \$162,000

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.

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).