

Petition No: 2017-190

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 9.82 acres zoned R-4 conventional would allow approximately 39.28 residential dwellings.

The subject property is vacant.

Number of students potentially generated under current zoning: 20 students (8 elementary, 5 middle, 7 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional UR-2(CD) zoning request seeks to allow 180 multi-family residential dwelling units, in 11 buildings, at a density of 18.3 units per acre.

CMS Planning Area: 5, 6, 7, 8, 9

Average Student Yield per Unit: 0.3661

This development may add 66 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>
HIDDEN VALLEY ELEMENTARY ¹	63	39	1010	625	162%	35	167%
MARTIN LUTHER KING, JR. MIDDLE	54	58	973	1045	93%	16	95%
VANCE HIGH	99	91	1674	1539	109%	15	110%

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 \$1,105,000; calculated as follows:

Elementary School: **35**x \$20,000 = \$700,000

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

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

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

1. The *CMS 2017 Bond Projects* list includes the construction of a new 45-classroom elementary school in May 2022 to relieve Hidden Valley, J.W. Grier, and Newell elementary schools (tentative date; location to be determined).