

Petition No: 2017-192_rev.

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 3.45 acres zoned O-1 would allow approximately 41.4 dwelling units. Petition 1985-64 rezoned 5.24 acres to B-1SCD to allow 52,665 square feet of building area (44,000 square feet can be retail, and 8,665 can be storage).

The subject property is developed with a retail building.

Number of students potentially generated under current zoning: 15 students (8 elementary, 4 middle, 3 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional UR-2(CD) zoning request seeks to allow 180 multi-family dwelling units, in no more than 12 principal buildings limited to three stories in height.

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 2017-18 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>
ALBEMARLE ROAD ELEMENTARY	67.5	42	1084	674	161%	35	166%
ALBEMARLE ROAD MIDDLE	54.5	51	1099	1028	107%	16	108%
INDEPENDENCE HIGH	129.3	100	2426	1876	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 \$1,473,000; calculated as follows:

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

Middle School: **16**x \$23,000 = \$368,000

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

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