

Petition No: 2017-201_rev.

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 18.07 acres zoned R-3 conventional would allow approximately 54.21 residential dwellings. R20-MF(CD) zoning would allow 84.13 dwellings in the 9.4 acres.

The subject property is developed with warehouse, office uses, and a single family detached dwelling.

Number of students potentially generated under current zoning: 57 students (27 elementary, 13 middle, 17 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional R-12MF (CD) district request seeks to allow 288 multi-family residential dwelling units, at a density of 10.48 units per acre.

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

Average Student Yield per Unit: 0.3661

This development may add 105 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>
HICKORY GROVE ELEMENTARY	44	36	719	588	122%	55	131%
COCHRANE COLLEGIATE ACADEMY	56.5	49	924	801	115%	25	118%
GARINGER HIGH	109.5	89	1815	1475	123%	25	125%

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 \$2,350,000; calculated as follows:

Elementary School: $55 \times \$20,000 = \$1,100,000$

Middle School: $25 \times \$23,000 = \$575,000$

High School: $25 \times \$27,000 = \$675,000$

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.
