

## Petition No: 2017-203

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### IMPACT UNDER CURRENT ZONING

*Number of housing units allowed under current zoning:* The approximately 0.211 acres zoned R-8 would allow approximately 1.68 dwelling units.

The approximately 0.537 acres zoned B-1 would allow approximately 11.8 dwelling units

The subject property is developed with an auto garage and a religious institution in B-1 zoning.

*Number of students potentially generated under current zoning:*

*1 students (1 elementary, 0 middle, 0 high) under R-8*

*5 students (3 elementary, 1 middle, 1 high) under B-1*

### IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units:* The conditional district request to MUDD-O seeks to allow 45 multi-family residential units

*CMS Planning Area: 1, 2, 3*

Average Student Yield per Unit: 0.4513

This development may add 20 student(s) to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2017-18 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20<sup>th</sup> Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> 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 ACADEMIC CENTER	36.5	36	540	533	101%	12	<b>103%</b>
SEDFIELD MIDDLE	41.9	45	592	636	93%	5	<b>93%</b>
HARDING UNIVERSITY HIGH	105.5	78	1635	1209	135%	3	<b>135%</b>

### 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 \$321,000; calculated as follows:

Elementary School:  $12 \times \$20,000 = \$240,000$

High School:  $3 \times \$27,000 = \$81,000$

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.

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