

Petition No: 2018-002

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 2.97 acres zones R-8 would allow approximately 23.76 dwelling units.

The subject property is developed with two single family detached dwellings and a warehouse building.

Number of students potentially generated under current zoning: 13 students (6 elementary, 3 middle, 4 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional B-2(CD) zoning request seeks the 4.5 acre subject property would allow approximately 99 dwelling units.

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

Average Student Yield per Unit: 0.4395

This development may add 44 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	594	588	122%	20	126%
COCHRANE COLLEGIATE ACADEMY	56.5	49	924	801	115%	10	117%
GARINGER HIGH ¹²	109.5	89	1815	1475	123%	14	124%

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 \$1,008,000; calculated as follows:

Elementary School: **20**x \$20,000 = \$400,000

Middle School: **10**x \$23,000 = \$230,000

High School: **14**x \$27,000 = \$378,000

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.

The following future projects are included on the *CMS 2017 Bond Projects* list, as approved by county voters:

1. Career & Technical Education upgrades beginning July 2020 (tentative date); and
2. the addition of new classrooms and renovations beginning June 2021 (tentative date).