

Petition No: 2018-036

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The portion of the subject property is developed with three single family detached dwellings, which are legal nonconforming uses. The conventional I-1 zoning district allows all uses permitted in the I-1 district.

Number of students potentially generated under current zoning: 0 students

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conventional R-8 district request seeks to allow uses permitted in the district, which includes single-family detached dwellings, duplex, triplex and quadraplex units. The approximately 0.41 acres zoned R-8 would allow approximately 3.28 dwellings.

CMS Planning Area: 1,2,3

Average Student Yield per Unit: 0.5195

This development may add 1 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>
DRUID HILLS PRE-K-8	44	35	488	388	126%	1	126%
WEST CHARLOTTE HIGH	93.5	96	1436	1474	97%	0	97%

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 school listed above.

The total estimated capital cost of providing the additional school capacity for this new development is \$20,000 calculated as follows:

Elementary School: **1**x \$20,000 = \$20,000

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 school.