

Petition No: 2018-049

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 2.57 acres zoned R-5 conventional would allow approximately 12.85 residential dwellings.

The subject property is developed with a religious institution.

Number of students potentially generated under current zoning: 7 student(s) (4 elementary, 1 middle, 2 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the petition seeks to allow 16 attached and/or detached dwelling units (Development Area A); 4 attached dwelling units (Dev. Area C).

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.0870 (1 student) attached (Dev. Area A)

0.5195 (8 students) detached (Dev. Area A) - worst-case scenario

0.0870 (0 students) attached (Dev. Area C)

This development may add 8 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>
HIGHLAND RENAISSANCE ACADEMY	36	36	430	488	100%	5	100%
MARTIN LUTHER KING, JR. MIDDLE	51.5	58	934	1052	89%	1	89%
GARINGER HIGH	109.5	89	1815	1475	123%	2	123%

**The proposed development will feed to Villa Heights Elementary and Eastway Middle for the 2018-2019 school year.*



Planning Services

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The total estimated capital cost of providing the additional school capacity for this new development is \$258,000 calculated as follows:

Elementary School: $5 \times \$34,000 = \$170,000$

High School: $2 \times \$44,000 = \$88,000$

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 the situations. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school(s) listed above.

Applicants are encouraged to contact us in advance of their project submittals to inform CMS of their prospective impacts and discuss mitigation alternatives.