

**Petition No: 2018-054**

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**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning:* the approximately 9.8 acres zoned R-4 conventional would allow approximately 39.2 residential dwellings.

The subject property is developed with two single family detached dwellings.

*Number of students potentially generated under current zoning:* 22 student(s) (12 elementary, 4 middle, 6 high)

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* The conditional UR-2(CD) zoning district seeks to allow 90 dwelling units.

*CMS Planning Area:* 14, 15, 16

Average Student Yield per Unit: 0.0947

This development may add 9 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>
PINEWOOD ELEMENTARY	34	35	501	562	97%	6	<b>103%</b>
SEDFIELD MIDDLE	41.9	45	592	636	93%	2	<b>93%</b>
HARDING UNIVERSITY HIGH	105.5	78	1635	1209	135%	1	<b>135%</b>

The total estimated capital cost of providing the additional school capacity for this new development is \$248,000 calculated as follows:

Elementary School:           **6**x \$34,000 = \$204,000

High School:                   **1**x \$44,000 = \$44,000



## Planning Services

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### **RECOMMENDATION**

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case 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 schools(s) listed above.

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