

**Petition No: 2018-072**

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**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning:* the approximately 9.05 acres, zoned R-3 conventional, would allow approximately 27 residential dwellings.

The subject property is developed with one single-family, detached dwelling.

*Number of students potentially generated under current zoning:* 14 students (7 elementary, 3 middle, 4 high).

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* the request to conditional R-5 (CD) zoning would allow 30 single-family, detached dwelling units.

*CMS Planning Area:* 4, 17, 18, 19

Average Student Yield per Unit: 0.5220

This development may add 16 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>
LONG CREEK ELEMENTARY	30.5	39	454	623	78%	9	<b>80%</b>
BRADLEY MIDDLE	54.1	53	1024	1003	102%	3	<b>102%</b>
HOPEWELL HIGH	89.5	100	1635	1827	90%	4	<b>90%</b>

The total estimated capital cost of providing the additional school capacity for this new development is \$111,000; calculated as follows:

Middle School: 3x \$37,000 = \$111,000

**RECOMMENDATION**

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about a rezoning case where school utilization exceeds 100% since the proposed development may exacerbate the situation. 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.