

## **Petition No: 2018-093**

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### **IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning:* the subject property is vacant.

The conventional R-4 zoning allows all uses permitted in the district, which includes single family detached dwellings, and duplex units are allowed by right on a corner lot. The approximately 1.43 acres zoned R-4 conventional would allow approximately 5.72 residential dwellings.

*Number of students potentially generated under current zoning:* 3 students (1 elementary, 1 middle, 1 high).

### **IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* the conditional district request to R-17MF (CD) w/ 5 yr. vested rights seeks to allow up to 21 single family attached dwelling townhome units.

*CMS Planning Area:* 14, 15, 16

Average Student Yield per Unit: 0.0947

This development may add 2 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 Classroom s/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	34	501	562	97%	1	<b>97%</b>
SEDGEFIELD MIDDLE	41.9	45	592	636	93%	1	<b>93%</b>
HARDING HIGH	105.5	78	1635	1209	135%	0	<b>135%</b>

### **RECOMMENDATION**

**There is no significant impact on the schools listed above.**