

Petition No: 2018-107

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 6.29 acres zoned R-3 conventional would allow approximately 18 residential dwellings units.

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

Number of students potentially generated under current zoning: 11 student(s) (5 elementary, 3 middle, 3 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the conventional R-8 zoning district request would allow approximately 50 dwelling units.

CMS Planning Area: 5, 6, 7, 8, 9

Average Student Yield per Unit: 0.6073

This development may add 30 student(s) to the schools in this area.

The following data is as of 20th Day of the 2018-19 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment</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>
HICKORY GROVE ELEMENTARY	42	36	554	582	117%	14	119%
COCHRANE COLLEGIATE ACADEMY* (6-12)**	52.5	49	869	811	107%	7	108%
GARINGER HIGH ¹	104.5	89	1775	1512	117%	9	118%

* Data represents the entire school, grades 6-12.

** School assignment only applies to grades 6-8. Grades 9-12 consist of full magnet, high school students attending the iMeck Academy at Cochrane.

1. Construction of additional classrooms will begin in June 2021 (tentative date).



Planning Services

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The total estimated capital cost of providing the additional school capacity for this new development is \$1,131,000; calculated as follows:

Elementary School: 14x \$34,000 = \$476,000

Middle School: 7x \$37,000 = \$259,000

High School: 9x \$44,000 = \$396,000

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.