

Petition No: 2018-111

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 5.7 combined acres zoned R-5, R-22MF, and O-2 would allow approximately 115 residential dwellings units.

The subject properties are undeveloped/vacant.

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

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the conditional district request seeks UR-2 (CD) zoning to allow 64 townhomes, 10 duplex units, and 3 single-family detached dwelling units.

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.0870 (townhomes)

- 6 student(s) (3 elementary, 1 middle, 2 high)

Average Student Yield per Unit: 0.1184 (duplexes)

- 1 student(s) (1 elementary, 0 middle, 0 high)

Average Student Yield per Unit: 0.5195 (single-family detached)

- 2 student(s) (1 elementary, 0 middle, 1 high)

This development may add 9 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 (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>
VILLA HEIGHTS ELEMENTARY	6	12	100	200	50%	5	52%
EASTWAY MIDDLE	55	51	874	810	108%	1	108%
GARINGER HIGH ¹	104.5	89	1775	1512	117%	3	118%

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 \$169,000; calculated as follows:

Middle School: 1x \$37,000 = \$37,000

High School: 3x \$44,000 = \$132,000

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.