

## Petition No: 2018-117

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### IMPACT UNDER CURRENT ZONING

*Number of housing units allowed under current zoning:* the approximately 0.94 acres zoned R-8 conventional would allow approximately 7.52 dwelling units.

*Number of students potentially generated under current zoning:* 1 elementary student

### IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units:* the conventional UR-2 (CD) district request seeks to allow 87 for sale single-family attached dwelling units.

*CMS Planning Area:* 1, 2, 3

*Average Student Yield per Unit:* 0.0870

This development may add 8 student(s) to the schools in this area.

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

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms /Teacher Stations</i>	<i>20<sup>th</sup> Day, Enrollment</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 a result of this development (Without Mobiles)</i>
DILWORTH ELEM: SEDFIELD CAMPUS	26.5	36	311	584	74%	4	<b>74%</b>
SEDFIELD MIDDLE	39	45	518	598	87%	1	<b>87%</b>
MYERS PARK HIGH	166.5	140	3385	2846	119%	3	<b>119%</b>

**Note: In this Planning Area, the projected increase in students from approved rezoning's from September 2016 to present is 883 students.**

The total estimated capital cost of providing the additional school capacity for this new development is \$132,000 calculated as follows:

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

### RECOMMENDATION

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development may exacerbate those situations. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school 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.

**In this Planning Area, the projected increase in students from approved rezoning's from September 2016 to present is 883 students.**

Table of Student yields:

Petition	Projected Students	Petitioner	Approved
2015-093	25	1351 Woodlawn (Melrose), LLC	2017-10-16T00:00:00.000Z
2016-076	1	The Drakeford Company	2017-04-17T00:00:00.000Z
2017-012	4	The Drakeford Company	2017-05-22T00:00:00.000Z
2017-017	4	NODA Terrace, LLC	2017-04-17T00:00:00.000Z
2017-032	158	Alliance Residential Company	2017-04-17T00:00:00.000Z
2017-034	1	Saussy Burbank, LLC	2017-07-17T00:00:00.000Z
2017-041	307	Charlotte Tryon Hills Partners, LLC	2017-05-15T00:00:00.000Z
2017-070	1	Saussy Burbank, LLC	2017-09-25T00:00:00.000Z
2017-080	119	Griffith Equities, LLC and E.C Griffith Company	2017-09-18T00:00:00.000Z
2017-101	2	Optimist Park Partners, LLC	2017-12-18T00:00:00.000Z
2017-162	4	Craig Calcasola	2018-02-19T00:00:00.000Z
2017-164	89	Pedcor Investments	2018-04-16T00:00:00.000Z
2017-168	1	J.S. & Son's Construction Company, LLC	2018-11-19T10:52:52.000Z
2017-173	33	RAM Realty Advisors	2018-02-19T00:00:00.000Z
2017-183	1	Hopper Communities, Inc.	2018-05-21T00:00:00.000Z
2017-203	20	South End West Syndicate, LLC	2018-07-16T00:00:00.000Z
2018-008	3	The Drakeford Company; Saussy Burbank, LLC	2018-05-21T00:00:00.000Z
2018-016	1	Michael Loeb	2018-06-18T00:00:00.000Z
2018-018	2	Unique Southern Estates, LLC	2018-06-18T00:00:00.000Z
2018-022	3	Kyle Short	2018-07-16T00:00:00.000Z
2018-023	1	Jason Idilbi	2018-10-15T00:00:00.000Z
2018-036	1	No Fear Investments, LLC	2018-07-16T00:00:00.000Z
2018-057	5	Shea Homes	2018-09-24T00:00:00.000Z
2018-060	3	Eid Refaey	2018-09-24T00:00:00.000Z
2018-097	4	Stamatis Tsilimos	2019-04-15T09:07:40.000Z
2018-099	6	Shea Homes	2018-12-17T00:00:00.000Z
2018-111	9	David Weekley Homes	2019-01-22T10:28:16.000Z
2018-112	1	Michael Loeb	2018-12-17T00:00:00.000Z
2018-135	4	Woodlawn Station Holdings LLC	2019-03-18T00:00:07.000Z
2018-137	1	Lakewood Apartments LLC	2019-05-20T14:19:36.000Z
2018-149	20	West End Investments, LLC	2019-04-15T00:00:00.000Z
2019-005	9	Ardent Acquisitions LLC	2019-07-15T00:00:00.000Z
<b>Total</b>	<b>843</b>		