

Petition No: 2018-128

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 5.5 acres, zoned R-3, would allow approximately 16 residential dwelling units.

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

Number of students potentially generated under current zoning: 8 student(s) (4 elementary, 2 middle, 2 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the conditional UR-2 (CD) zoning district request seeks to allow up to 55 for-sale, single-family, attached dwelling units.

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.2977

This development may add 16 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>
MOUNTAIN ISLAND LAKE ACADEMY (K-8) ¹	52	35	787	530	149%	14	151%
HOPEWELL HIGH	88.5	100	1713	1936	89%	2	89%

1. Renovation and/or the addition of a new gym and specialty classrooms are scheduled to begin in June 2022 (tentative date).

The total estimated capital cost of providing the additional school capacity for this new development is \$518,000; calculated as follows:

K-8 School: 14 x \$37,000 = \$518,000

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.