

Petition No: 2019-017

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The conventional R-3 zoning allows uses permitted in the district which include single family detached dwellings. Duplex units are permitted on corner lots. The approximately 3.31 acres zoned R-3 would allow approximately 16.55 dwelling units.

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

Number of students potentially generated under current zoning: 9 student(s) (5 elementary, 2 middle, 2 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conventional R-6 zoning seeks to allow all uses permitted in this district, which include single family detached dwellings. Duplex units are permitted on corner lots. The approximately 3.31 acres zones R-6 would allow approximately 19.86 dwellings units.

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.5796

This development may add 11 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>
MCKEE ROAD ELEMENTARY	29	31	554	592	94%	6	94%
JAY M. ROBINSON MIDDLE	63	53	1225	1031	119%	3	119%
PROVIDENCE HIGH	98.5	88	1952	1744	112%	2	112%

The total estimated capital cost of providing the additional school capacity for this new development is \$199,000; calculated as follows:

Middle School **3**x \$37,000 = \$111,000
 High School: **2**x \$44,000 = \$88,000



Planning Services

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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.