

Petition No: 2019-020

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 3.4 acres zoned R-3 would allow approximately 10.2 dwelling units*

The subject property is developed with three single family detached dwellings.

Number of students potentially generated under current zoning: 6 student(s) (3 elementary, 2 middle, 1 high)

*Number of housing units allowed under current zoning: The conventional **R-22MF** zoning allows all uses permitted in the district which include single family detached, attached, duplex, triplex, quadraplex and multi-family dwellings units up to 22 units per acre. The approximately 1.11 acres zoned R-22MF would allow approximately 24.42 dwelling units (**Worst case scenario - 0.5796**)*

Number of students potentially generated under current zoning: 14 student(s) (8 elementary, 3 middle, 3 high)

IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units: Proposed **UR-3(CD)** conditional district request seeks to allow 115 single family attached and multi-family dwelling units, for rent and/or for sale.*

CMS Planning Area: 10, 11, 12, 13

*Average Student Yield per Unit: **0.1718 & 0.1714 both yield the same amount of students.***

This development may add 20 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>
SELWYN ELEMENTARY	42	25	814	485	168%	10	172%
ALEXANDER GRAHAM MIDDLE	74	65	1420	1247	114%	5	114%
MYERS PARK HIGH	166.5	140	3385	2846	119%	5	119%

The total estimated capital cost of providing the additional school capacity for this new development is \$745,000; calculated as follows:

Elementary School:	10 x \$34,000 = \$340,000
Middle School:	5 x \$37,000 = \$185,000
High School:	5 x \$44,000 = \$220,000

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.