

Petition No: 2019-030

IMPACT UNDER CURRENT ZONING

*Number of housing units allowed under current zoning: The conventional **R-3** zoning allows all uses permitted in the district, which include single family detached dwellings. Duplex units are allowed by right on a corner lot. The approximately 30.73 acres zoned R-3 conventional would allow approximately 92.19 residential dwellings units.*

The subject property is undeveloped.

Number of students potentially generated under current zoning: 52 student(s) (28 elementary, 10 middle, 14 high)

IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units: The conditional **UR-2(CD)** district request seeks to allow up to 324 multi-family dwelling units, limited to two-stories and 40 feet in height.*

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.3518

This development may add 114 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>
LAKE WYLIE ELEMENTARY	41	39	626	653	105%	70	115%
SOUTHWEST MIDDLE	75	56	1421	1061	134%	17	136%
OLYMPIC HIGH	139.5	106	2601	1976	132%	27	133%

The total estimated capital cost of providing the additional school capacity for this new development is \$4,197,000; calculated as follows:

- Elementary School: **70**x \$34,000 = \$2,380,000
- Middle School: **17**x \$37,000 = \$629,000
- High School: **27**x \$44,000 = \$1,188,000



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.