

Petition No: 2019-047 Revised

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: Petition 2016-32 rezoned the subject property to the MUDD-O district to allow a maximum of 581 multi-family dwelling units and accessory uses.

The subject property is developed with 582 multi-family dwelling units, per tax records as of 4-16-19.

Number of students potentially generated under current zoning: 100 student(s) (57 elementary, 17 middle, 26 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional **MUDD-O SPA site plan amendment** request seeks to allow an additional 273 multi-family units for a total of 854, with accessory uses, limited to 5 stories in height.

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.1714

This development may add 47 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>
SHARON ELEMENTARY	45	28	898	559	161%	27	164%
ALEXANDER GRAHAM MIDDLE	74	65	1420	1247	114%	8	114%
MYERS PARK HIGH	166.5	140	3385	2846	119%	12	120%

The total estimated capital cost of providing the additional school capacity for this new development is \$1,742,000; calculated as follows:

Elementary School: **27**x \$34,000 = \$918,000
 Middle School: **8**x \$37,000 = \$296,000
 High School: **12**x \$44,000 = \$528,000



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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.