

Petition No: 2015-132

RECOMMENDATION

We have the following comments that are critical to CMS' support of this petition:

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development will exacerbate this situation. Approval of this petition will increase overcrowding and/or reliance upon mobile classrooms at the schools listed below.

There is no significant impact as a result of this development.

CMS recommends the petitioner schedule a meeting with staff to discuss any opportunities that the petitioner/developer may propose to improve the adequacy of school capacity in the immediate area of the proposed development.

TOTAL IMPACT FROM PROPOSED DEVELOPMENT

Proposed Housing Units: Four townhome units under UR-3 (CD) zoning.

CMS Planning Area: 3

Average Student Yield per Unit:

This development will add zero (0) student(s) to the schools in this area.

The following data is as of 20th Day of the 2015-2016 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</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>
EASTOVER	26	26	415	415	100%	0	100%
ALEXANDER GRAHAM MS	75.5	65	1428	1598	116%	0	116%
MYERS PARK HS	143	127	2865	3740	113%	0	113%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: A portion of an office building is located on the portion of tax parcel 15510338 that is included in this petition. The other lot is vacant. The conventional R-4 zoning allows all uses permitted in the district, which include single family detached dwellings. The approximately 0.212 acre site would net approximately 0.848 dwellings.

Number of students potentially generated under current zoning: Zero (0) student(s)

The development allowed under the existing zoning would generate zero (0) student(s), while the development allowed under the proposed zoning will produce zero (0) student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) student(s).

As requested, we are also providing information regarding the difference in the number of potential students from the existing zoning to the proposed zoning. Please note that this method of determining potential numbers of students from an area underestimates the number of students CMS may gain from the new development.