

## **Petition No: 2017-110**

### **IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* up to 82 residential units to MUDD-O with five-year vested rights

*CMS Planning Area:* 10, 11, 12, 13

*Average Student Yield per Unit:* 0.3203 (worst-case scenario)

This development may add 26 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2016-17 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20<sup>th</sup> Day, Enrollment (non-ec)</i>	<i>Building Classroom/Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> 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	43	28	830	540	154%	18	<b>157%</b>
ALEXANDER GRAHAM MIDDLE	72.5	65	1422	1275	112%	4	<b>112%</b>
MYERS PARK HIGH	144.5	127	2994	2631	114%	4	<b>114%</b>

### **INCREMENTAL IMPACT OF THE ZONING CHANGE**

*Number of housing units allowed under current zoning:* The subject property is currently developed with retail, theater, EDEE and hotel uses identified as Phillips Place. Petition 2011-54 rezoned the subject property to CC to allow 111,000 ft. of retail/EDEE/office uses, 30,000 ft. for a movie theater, and a 130-room hotel, 32 multi-family apartments for rent.

*Number of students potentially generated under current zoning:* 10 students (7 elementary, 1 middle, 2 high)

The development allowed under the existing zoning may generate 10 student(s), while the development allowed under the proposed zoning may produce 26 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 16 student(s).

### **RECOMMENDATION**

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 may exacerbate those situations. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

The total estimated capital cost of providing the additional school capacity for this new development is \$560,000; calculated as follows:

Elementary School:  $18 \times \$20,000 = \$360,000$

Middle School:  $4 \times \$23,000 = \$92,000$

High School:  $4 \times \$27,000 = \$108,000$

CMS recommends that the petitioner/developer schedule a meeting with staff to discuss any opportunities that the petitioner/developer may propose to improve the adequacy of school capacity at the potentially affected schools.