

Petition No: 2017-146

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 4.35 acres zoned R-3 conventional would allow approximately 13.05 residential dwellings.

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

Number of students potentially generated under current zoning: 8 students (4 elementary, 2 middle, and 2 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional district request seeks to allow 35 for sale single-family attached (townhome) dwelling units under UR-2(CD) zoning

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.1734

This development may add 6 student(s) to the schools in this area.

The following data is as of 20th Day of the 2016-17 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>
ELON PARK ELEMENTARY	57	39	1111	760	146%	3	146%
COMMUNITY HOUSE MIDDLE	83	58	1783	1246	143%	1	143%
ARDREY KELL HIGH	141.5	96	2991	2029	147%	2	147%

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 school listed above.

The total estimated capital cost of providing the additional school capacity for this new development is \$137,000; calculated as follows:

Elementary School: $3 \times \$20,000 = \$60,000$

Middle School: $1 \times \$23,000 = \$23,000$

High School: $2 \times \$27,000 = \$54,000$

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 school.