

Petition No: 2018-160_REV.

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 93.86 acres zoned R-3 would allow approximately 281.5 dwelling units.

The subject property is developed with one single family detached dwelling.

Number of students potentially generated under current zoning: 171 student(s) (78 elementary, 40 middle, 53 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The proposed conventional district request seeks to rezone approximately 93.8 acres to MX-1 to allow up to 538 single family detached, townhomes, and multi-family dwelling units, at a density of 5.73 units per acre.

CMS Planning Area: 5, 6, 7, 8, 9

Average Student Yield per Unit: 0.6073 (***Worst Case Scenario – single family detached***)

This development may add 326 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>
STONEY CREEK ELEMENTARY	43	39	729	661	110%	149	129%
JAMES MARTIN MIDDLE	51	65	863	1100	78%	76	85%
ZEBULON VANCE HIGH	108.5	91	1973	1655	119%	101	125%

The total estimated capital cost of providing the additional school capacity for this new development is \$9,510,000; calculated as follows:

Elementary School: **149**x \$34,000 = \$5,066,000

High School: **101**x \$44,000 = \$4,444,000



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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.