

## 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 20<sup>th</sup> Day of the 2018-19 school year.

| <i>Schools Affected</i> | <i>Total Classroom Teachers</i> | <i>Building Classrooms/ Teacher Stations</i> | <i>20<sup>th</sup> Day Enrollment</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       | 45                              | 28   | 898                                   | 559  | 161%   | 27   | <b>164%</b>   |
| ALEXANDER GRAHAM MIDDLE | 74                              | 65   | 1420                                  | 1247   | 114%   | 8  | <b>114%</b>   |
| MYERS PARK HIGH         | 166.5                           | 140  | 3385                                  | 2846   | 119%   | 12   | <b>120%</b>   |

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

## Planning Services

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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.