

**Petition No: 2019-004**

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**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: Single family and multi-family units are not allowed in the INST district other than an Active Adult Retirement Community.*

The subject property is undeveloped/vacant.

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

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* The conditional **R-22MF** district request seeks to allow all uses permitted in the R-22MF district including single family detached, duplex, triplex, quadraplex, attached dwellings and multi-family dwellings up to 22 units per acre. The site would allow approximately 231.9 dwelling units in the existing 10.543 acres.

*CMS Planning Area: 14, 15, 16*

Average Student Yield per Unit: 0.3518

This development may add 82 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>
NATIONS FORD ELEMENTARY	47.5	39	776	681	122%	51	<b>129%</b>
SOUTHWEST MIDDLE	75	56	1421	1061	134%	12	<b>135%</b>
HARDING UNIVERSITY HIGH	104.5	78	1594	1190	134%	19	<b>136%</b>



## Planning Services

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The total estimated capital cost of providing the additional school capacity for this new development is \$3,014,000; calculated as follows:

Elementary School:	<b>51</b> x \$34,000 = \$1,734,000
Middle School	<b>12</b> x \$37,000 = \$444,000
High School:	<b>19</b> x \$44,000 = \$836,000

### **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.