

Petition No: 2019-009

IMPACT UNDER CURRENT ZONING

*Number of housing units allowed under current zoning: The approximately 9.48 acres zoned **R-3** conventional would allow approximately 28.4 residential dwellings.*

Number of students potentially generated under current zoning: 15 student(s) (8 elementary, 3 middle, 4 high)

*The 6.63 acres zoned **B-2** would allow 145.8 dwelling units.*

Number of students potentially generated under current zoning: 17 student(s) (11 elementary, 3 middle, 3 high)

The subject property is developed with a service garage and three single family detached dwellings.

IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units: The conditional **R-8MF (CD)** district request seeks to allow 128 single family attached townhome units*

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.2977

This development may add 38 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>
HORNETS NEST ELEMENTARY	38	36	623	636	106%	30	110%
RANSON MIDDLE	56.5	52	1111	1023	109%	3	109%
HOPEWELL HIGH	88.5	100	1713	1936	89%	5	89%



Planning Services

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The total estimated capital cost of providing the additional school capacity for this new development is \$1,131,000; calculated as follows:

Elementary School: $30 \times \$34,000 = \$1,020,000$

Middle School: $3 \times \$37,000 = \$111,000$

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.