

**Petition No: 2019-011**

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**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: Petition 1998-50C rezoned the subject property to O-1 (CD) to allow the following: (Tract B) 280 multi-family dwelling units at a density of 12.04 units per acre.*

The subject property is undeveloped.

*Number of students potentially generated under current zoning: 99 student(s) (61 elementary, 15 middle, 23 high)*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The conventional UR-2(CD) district request seeks to allow up to 180 residential dwelling units, limited to nine principal buildings*

*CMS Planning Area: 14, 15, 16*

Average Student Yield per Unit: 0.3518

This development may add 63 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>
PINEWOOD ELEMENTARY	33.5	35	444	508	96%	39	<b>103%</b>
SEDFIELD MIDDLE	39	45	518	598	87%	9	<b>88%</b>
HARDING UNIVERSITY HIGH	104.5	78	1594	1190	134%	15	<b>135%</b>

The total estimated capital cost of providing the additional school capacity for this new development is \$1,986,000; calculated as follows:

Elementary School: **39**x \$34,000 = \$1,326,000

High School: **15**x \$44,000 = \$660,000



## 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.