

Petition No: 2019-014

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: Residential dwellings are not allowed in industrial districts.

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 **TOD-R(CD)** district request seeks to allow 60 multi-family dwelling units.*

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.3518

This development may add 21 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>
MONTCLAIRE ELEMENTARY	29.5	24	441	406	123%	13	126%
SEDFIELD MIDDLE	39	45	518	598	87%	3	87%
MYERS PARK HIGH	166.5	140	3385	2846	119%	5	119%

The total estimated capital cost of providing the additional school capacity for this new development is \$662,000; calculated as follows:

Elementary School: **13**x \$34,000 = \$442,000

High School: **5**x \$44,000 = \$220,000



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.