

Petition No: 2019-039

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: Petition 2019-19 rezoned the subject property to CC to allow up to 380 multi-family dwelling units.

The subject property is undeveloped.

Number of students potentially generated under current zoning: 44 student(s) (28 elementary, 8 middle, 8 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional **UR-2(CD)** district request seeks to allow up to 250 single family detached and single family attached (townhomes) residential dwelling units, at density of 9.43 units per acre. Attached units will not exceed 175 units

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.5220 (Worst Case Scenario)

This development may add 131 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>
STONE CREEK ELEMENTARY	43	39	729	661	110%	69	121%
JAMES MARTIN MIDDLE	51	65	863	1100	78%	27	82%
ZEBULON VANCE HIGH	108.5	91	1973	1655	119%	35	121%

The total estimated capital cost of providing the additional school capacity for this new development is \$3,886,000; calculated as follows:

Elementary School: **69** x \$34,000 = \$2,346,000

High School: **35** x \$44,000 = \$1,540,000

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.