

Petition No: 2019-072

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 38.83 acres zoned R-4 would allow approximately 155.32 dwelling units.

The subject property is undeveloped/vacant.

Number of students potentially generated under current zoning: 81 student(s) (43 elementary, 16 middle, 22 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The proposed conditional district UR-2(CD) seeks to allow 525 single family detached, attached and multi-family dwelling units.

CMS Planning Area: 4, 17, 18, 19

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

This development may add 274 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>
GOVERNOR'S VILLAGE STEM (K-4)	67.5	53	1072	903	127%	145	142%
GOVERNOR'S VILLAGE 5-8	34	53	797	1242	64%	56	68%
ZEBULON VANCE HIGH	108.5	91	1973	1655	119%	73	124%

The total estimated capital cost of providing the additional school capacity for this new development is \$8,142,000; calculated as follows:

Elementary School: **145**x \$34,000 = \$4,930,000
 High School: **73**x \$44,000 = \$3,212,000



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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.