

Petition No: 2019-080

IMPACT UNDER CURRENT ZONING

*Number of housing units allowed under current zoning: The approximately 6.19 acres zoned R-5 would allow approximately 30.95 dwelling units – **16 students***

*The approximately 5.5 acres zoned R-8MF would allow approximately 44 dwelling units – **23 students***

*The 0.56 acres zoned B-1 would allow 12.32 dwelling units – **6 students***

The subject property is developed with three single family detached dwelling units and one retail use.

Number of students potentially generated under current zoning: 45 student(s) (28 elementary, 8 middle, 9 high)

IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units: The conditional **UR-2(CD)** request seeks to allow 133 single family attached dwelling units, at a density of 11.9 units per acre.*

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.0870

This development may add 11 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>
OAKHURST STEAM ACADEMY	38	37	640	623	103%	5	103%
EASTWAY MIDDLE	55	51	874	810	108%	2	108%
GARINGER HIGH ¹	104.5	89	1775	1512	117%	4	117%

1. Renovation/Addition – add new classrooms and replace older areas of the school is slated to begin in June 2021 (tentative date).



Planning Services

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The total estimated capital cost of providing the additional school capacity for this new development is \$420,000; calculated as follows:

Elementary School:	5	x \$34,000 = \$170,000
Middle School:	2	x \$37,000 = \$74,000
High School:	4	x \$44,000 = \$176,000

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.