



**Planning Services**

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**Petition No: 2022-048**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: the approximately 182.71 acres zoned R-3 would allow 548 single family attached*

*Number of students potentially generated under current zoning: 99 student (59 elementary, 24 middle, 16 high)*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The MX-2 zoning petition seeks to allow up to 1950 single family attached*

*CMS Planning Group: North*

*Average Student Yield per Unit: 0.1812 (worst case scenario)*

This development may add 353 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2021-22 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>
STONEY CREEK ELEMENTARY	47.00	39	786	652	121%	211	144%
JAMES MARTIN MIDDLE	43.5	65	690	1031	67%	85	75%
JULIUS L. CHAMBERS HIGH	124.5	91	2059	1505	137%	57	140%

\*The total estimated capital costs of providing the additional school capacity for this new development is \$9,682,000, calculated as follow:

Elementary School: **211** x \$34,000 = \$7,174,000  
 High School: **57** x \$44,000 = \$2,508,000



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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 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.