

Petition No: 2021-259

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 3.57 acres zoned I-2 would allow zero units

Number of students potentially generated under current zoning: zero students

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The MUDD(CD) zoning petition seeks to allow up to 350 multi-family units

CMS Planning Group: Central

Average Student Yield per Unit: 0.1838

This development may add 64 students to the schools in this area.

The following data is as of 20th Day of the 2021-22 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>
HIGHLAND RENAISSANCE ACADEMY	26.50	36	383	520	74%	32	79%
MARTIN LUTHER KING, JR. MIDDLE	58.5	58	957	949	101%	15	103%
GARINGER HIGH	102.5	89	1643	1427	115%	17	116%

The total estimated capital costs of providing the additional school capacity for this new development is **\$1,303,000**; calculated as follows:

Middle School **15**x \$37,000 = \$555,000

High School **17**x \$44,000 = \$748,000

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 schools 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.