Location
2700 Mt. Harmony Church Rd. (Parcel Id 21512307)

Ownership/Applicant
Parns, LLC/Kinger Homes, LLC

Zoning
Existing: R-15  Proposed: R-9 (CD)

Use
Existing: Vacant and Wooded
Proposed: Single family residential

Request Summary
The applicant proposes to change the zoning of the property from R-15 single family to R-9 (CD) for the purpose of constructing 17 single-family residences.
LOOKING SOUTH ON MT. HARMONY CHURCH RD
SITE INFORMATION AND BACKGROUND

Site Summary

The property is currently wooded and vacant.

The site is 6.281 Acres.

Directly to the south is a single family residence. To the north is Lake Harmony Estates, a single family subdivision. Across Mt. Harmony church Rd. from the site is a large lot single family residence and a vacant tract.

Previous Zoning Actions

None
PROPOSED SITE PLAN

- 17 total lots
- Storm water management to be on site
- Proposed road (56 ft. ROW) with sidewalk
- 2.7 Units per acre
- Tree Canopy required (15%): 39,283 sf
- Canopy provided: 39,283 sf
- Minimum lot area: 9,000 sf
- Lake Harmony Dr. to be extended
SUMMARY OF PROPOSED CONDITIONS

- The general conceptual architectural style and character of the single family detached dwelling units is attached to the rezoning plan.

- Vinyl, eifs or masonite may not be used as an exterior building material.

- Each dwelling unit shall have a covered front porch at least 6 feet in depth.

- Dwelling units located on the same side of the street and on abutting lots may not have the same front elevation design.

- Driveways for lots 1 and 17 shall be on the far side of the lots from Mt. Harmony church road.
SUMMARY OF SCHOOL IMPACTS FROM CMS

This development may add 9 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

<table>
<thead>
<tr>
<th>Schools Affected</th>
<th>Total Classroom Teachers</th>
<th>Building Classrooms/ Teacher Stations</th>
<th>20th Day, Enrollment (non-SS)</th>
<th>Building Classroom/ Adjusted Capacity (Without Mobiles)</th>
<th>20th Day, Building Utilization (Without Mobiles)</th>
<th>Additional Students As a result of this development</th>
<th>Utilization As of result of this development (Without Mobiles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAIN ELEMENTARY</td>
<td>50</td>
<td>59</td>
<td>900</td>
<td>1062</td>
<td>85%</td>
<td>3</td>
<td>85%</td>
</tr>
<tr>
<td>MINT HILLMIDDLE</td>
<td>54</td>
<td>50</td>
<td>1016</td>
<td>941</td>
<td>108%</td>
<td>2</td>
<td>108%</td>
</tr>
<tr>
<td>BUTLER HIGH</td>
<td>103.5</td>
<td>98</td>
<td>1979</td>
<td>1874</td>
<td>106%</td>
<td>4</td>
<td>106%</td>
</tr>
</tbody>
</table>

The total estimated capital cost of providing the additional school capacity for this new development is $250,000; calculated as follows:

Middle School: 2 \times 37,000 = 74,000
High School: 4 \times 44,000 = 176,000

RECOMMENDATION

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a 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.
Land Use Plan

The Land Use Plan does not specifically make a recommendation for this site, however it considers well-designed infill development, such as R-9 and other higher-density mixed and multi-family uses where appropriate and compatible with existing development.

Consistency

The proposed change in zoning from R-15 to R-9 (CD) is generally consistent with the land use plan.

RESIDENTIAL LAND USE ACTION ITEMS

1. Provide a variety of housing styles, densities and locations

2. Encourage design and construction of alternative style housing and infill development.
Planning Department

1. Tree save in southern corner is currently vacant.

Police

No Concerns

Fire

No Concerns

Public Works

Driveways on lots 1 & 17 need to be on the far side of the lot away from the main entrance.

Dedicate 56’ right-of-way or put sidewalk in easement to 1’ back of walk.

Bury utility lines going thru parcels 1 & 16.

Parks and Rec

No Concerns