

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0041– Anderson Lane Condos DISTRICT: 7

ZONING FROM: GR-MU-CO-NP TO: GR-MU-V-NP

ADDRESS: 2001 and 2013 West Anderson Lane

SITE AREA: 2.41 acres (104,979 sq. ft.)

PROPERTY OWNER: Evins Investments, LP

APPLICANT: Legacy DCS, LLC

(Cass Brewer, President)

AGENT:

Alice Glasco Consulting

(Alice Glasco)

CASE MANAGER: Mark Graham (512-974-3574, mark.graham@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – mixed use – vertical mixed use building – conditional overlay – neighborhood plan (GR-MU-V-CO-NP) combining district zoning. The Conditional Overlay maintains automotive rentals, automotive sales, and automotive washing (of any type) as conditional uses, and maintains pawn shop services as a prohibited use of the Property. For a summary of the basis of staff's recommendation, see case manager comments on page 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 11, 2021

Approved staff recommendation on the consent agenda - [G. COX, A. AZHAR 2ND] (12-0)
CHAIR SHAW - ABSENT

CITY COUNCIL ACTION:

June 10, 2021

ORDINANCE NUMBER:

ISSUES

The Applicant is in agreement with the Staff recommendation.

CASE MANAGER COMMENTS:

Request

The Applicant requests rezoning of a 2.398 acre (104,456 sq. ft) tract of developed land from community commercial – mixed use – conditional overlay – neighborhood plan (GR-MU-CO-NP) combining district zoning to community commercial – mixed use – vertical mixed use building – neighborhood plan (GR-MU-V-NP) combining district zoning.

Location, Neighborhood Plan

The rezoning tract is located on the south side of West Anderson Lane, between Burnet Road and Hardy Drive. The tract is on the southwest corner of the intersection of Anderson Ln. and Hardy Drive. The subject tract is within the **Crestview Neighborhood Plan**. A memo from Inclusive Planning Senior Planner, Maureen Meredith, dated March 8, 2021 confirms that the future land use map shows Mixed Use. Since the requested zoning change is for Mixed use, a plan amendment is not required. The Comprehensive Plan designates **Anderson Lane is an Imagine Austin Corridor**. Corridors are important links to Activity Centers or transportation facilities. **Burnet Road is also an Imagine Austin Corridor** and an important link to mobility in the area of this rezoning.

The Crestview Neighborhood Plan (Ord.# 040401-32B) Part 7, lists the subject property in tract 105. This Conditional Overlay in the Ordinance limits dwelling units to 27.2 per acre, which would permit 66 dwelling units and establishes automotive rentals, automotive sales, and automotive washing (of any type) as conditional uses, and pawn shop services as a prohibited use of the Property. Applicant is requesting vertical mixed use building (V) combining district be added to the property to build 264 dwelling units including 10 percent affordable at 80% of median family income (MFI) as required with (V). The applicant's request includes removing the conditional overlay (CO) combining district limit of 27.2 dwelling units per acre.

Existing and Proposed Uses

There is a coffee shop and attached buildings along Hardy Drive that appear to be used for office and storage. Other businesses to the west include a daycare business, ballet studio and offices. The applicant is requesting the rezoning to build 264 dwelling units on the tract. The applicant plans to provide 10% of the dwelling units as affordable under the provisions of the vertical

mixed use building ordinance. There are no flood plains on or adjacent to the tract. The site is level and mostly impervious, covered with buildings or parking.

Access and Transportation

There is a joint access easement for a driveway located on the adjoining parcel to the west and the application for the subject tract indicates that access will come from West Anderson Lane. The other user of the joint access driveway are residents of the Multifamily building in the MF-3-NP zoned area to the south of the rezoning tract. There is a northbound MetroRapid bus stop on Burnet Rd. within a five-minute walk of the rezoning tract. The Domain is a 25-minute bus ride from there. There are sidewalks and bike paths along both sides of Anderson Lane, but no sidewalks on Hardy Drive.

BASIS OF RECOMMENDATION:

Staff recommends community commercial - mixed use - vertical mixed use building - conditional overlay - neighborhood plan (GR-MU-V-CO-NP) combining district zoning.

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The proposed community commercial (GR) district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways. Mixed use (MU) combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. The requested vertical mixed use building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

The proposed use is to develop 264 multifamily residences which would be permitted with the addition of the vertical mixed use building (V) and removal of the conditional overlay (CO) that currently limits the number of dwelling units to 27.2 units per acre. The CO was based on the Crestview Neighborhood Plan limits for tract #105 (Ord.# 040401-32B) Part 7, Line #25.

2. *The proposed zoning should satisfy a real public need and not provide special privilege to the owner.*

There is demand for additional housing in Austin and there are City policies encouraging new residential to be located in areas that are walkable, bicycle friendly and provide options for using public transportation instead of a single occupant vehicle for the daily commute. The subject rezoning would locate 264 residential units along a walkable street served by public transportation with connections to the north and south by MetroRapid

buses currently and future Project Connect Routes. Adding 264 residence to Austin's housing stock in a location that's walkable would satisfy a real public need.

Additional residents mean additional customers. Some of the new residents may become patrons of the local restaurants and shops along West Anderson Lane. Others may take advantage of a location that is walkable to buses that serve the Domain, UT, and downtown. This location is good for someone who does not want to drive.

3. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The new development will be required to meet compatibility standards to minimize any adverse effects on the SF-3 zoned properties on the southeast edge of the rezoning tract and across Hardy Drive at the same location. Compatibility includes a 25 foot setback for the building and building height limits to 30 feet in the first 50 feet from the property line with single family residential and 40 foot building height limit in the first 100 feet.

The requested zoning change will result in one larger building replacing several smaller buildings. The applicant expressed their intention to use the provisions of the vertical mixed use building zoning which requires that the ground floor spaces along the principal street be designed for commercial uses with entrances that open to the sidewalk. This helps to activate the public space in front of the building. The kinds of uses that are anticipated in these spaces include restaurants, retail sales, food sales and consumer convenience services. The Staff's proposed Conditional Overlay carries forward the prohibited and conditional uses approved with the Crestview neighborhood plan rezonings, as these uses apply to several tracts along West Anderson Lane.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	GR-MU-CO-NP	Restaurant(limited), Childcare, Office, Personal Services
North	GR-CO-NP	Retail, Indoor Recreation
South	MF-3-NP, SF-3-NP	Multifamily residences, detached residences
East	GR-CO-NP, SF-3-NP	Restaurant (limited)
West	CS-V-CO-NP	Personal Services, Restaurant (limited)

NEIGHBORHOOD PLANNING AREA: Crestview Neighborhood Plan

TIA: Determination is deferred to site plan application, when land use and intensity will be finalized.

WATERSHED: Shoal Creek, Urban

OVERLAYS: Mixed Use Building Infill Option, Small Lot Amnesty Infill Option, Parking Placement/Imp Cover Design Option, Front Porch Design Option, Garage Placement Design Option

SCHOOLS: Austin ISD

Brentwood Elementary

Lamar Middle

McCallum High

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bike Austin

Central Austin Urbanists

Crestview Neighborhood Assn.

Crestview Neighborhood Plan Contact Team

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

North Austin Neighborhood Alliance

SELTexas

Shoal Creek Conservancy

Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2020-0043 1809 W Anderson Ln.	Rezone 0.1043 ac. From CS-CO-NP to CS-1-CO-NP. Part 1: 804 square foot for liquor store. Part 2, A: Prohibited: Pawn shop services. B:Conditional uses: Adult oriented businesses, automotive washing (any type), commercial blood plasma center, equipment repair services, equipment sales, limited warehousing and distribution, maintenance and service facilities, vehicle storage.	To grant	Apvd. 07/30/2020 Ord.# 20200730-068
C14-2009-0065 Crestview Vertical Mixed Use	Rezone 29.70 acres Part 1. To add a vertical mixed use building (V) combining district to certain	To grant	Apvd. 09/24/2009 Ord.# 20090924-091

Number	Request	Commission	City Council
Building, Opt in/ Opt out process	tracts described in case C14-2009-0065. Part 2. Table showing existing zoning and new zoning with V by Tract #, TCAD ID, Address. Part 3. Property subject to Chapter 25-2, Subchapter E, Article 4.3 (Vertical Mixed Use Buildings) as follows: Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income. Part 4; Zoning map amended to exclude Tracts 2,4,8 and 11 from vertical mixed use (VMU) overlay district.		
C14-04-0004 Crestview/Wooten Neighborhood Plan	Adopt Crestview/Wooten Neighborhood Plan Combining District (and corrections) for 650.5 acres and to change base coning on 43 tracts of land.	To grant	Apvd. various Ord.# 040401- 32A/32B;040415-50; 20100624-033

RELATED CASES:

C14-04-0004 Crestview/Wooten Neighborhood Plan
Ord.# 040401-32B, Crestview Neighborhood Plan

LEGAL DESCRIPTION:

A 1.035 acre unplatted tract of land as conveyed to Evins Investments, LP of record in Document 2000105755 of the Official Public Records of Travis County, Texas.

A 1.363 acre tract of land including portions of Lots 1 & 2 of the Harmony Missionary Baptist Church Subdivision conveyed to Evins Investments, LP, Volume 13142, Page 2792.

OTHER STAFF COMMENTS:

Comprehensive Planning

This zoning case is located on the south side of West Anderson Lane, on a 2.398 acre tract that includes an office, day care center and restaurant uses on it. The subject property is located along the **West Anderson Activity Corridor** and is located within the boundaries of the Crestview/Wooten Combined Neighborhood Planning Area (Crestview). Surrounding land uses include commercial/retail uses to the north and west; to the east are commercial/retail uses and small apartment buildings; and to the south is an apartment complex and single-family houses. The proposed use is a 264-unit Vertical Mixed Use condominium project, with 10 percent of the units designated as affordable. The applicant is also requesting the removal of the existing Conditional Overlay, which limits the maximum number of dwellings units to 27.2 units per acre and instead allow up to 109.6 units per acre under the VMU ordinance. A commercial component is required under the VMU Ordinance but it was not identified in the application.

Connectivity

Public sidewalks and bike lanes are located on both sides of Anderson Lane, although there are numerous wide driveways and curb cut intrusions along this street. A CapMetro transit stop is located directly in front of the property. The mobility and connectivity options in the area are average.

Crestview/Wooten Combined Neighborhood Planning Area (CWCNP)

The CWCNP Future Land Use Plan identifies this portion of the planning area as Mixed Use, which allows zone GR-MU-V in this Future Land Use Category. Mixed Use is defined as an area that is intended for a mix of residential and nonresidential uses, including office, retail and commercial services.

The following CWCNP policies and text below are applicable to this case.

Goal 4: Target and encourage redevelopment of dilapidated or vacant multi-family structures into quality multi-family. (pg. 24)

Goal 5: Promote enhancement of major corridors by encouraging better quality and a mix of neighborhood serving development and redevelopment and discouraging strip development. (p. 24)

Land Use Objective 1: Preserve the character and affordability of the Crestview and Wooten Neighborhoods. Pg. 25

Recommendation 4: Rezone uses, currently zoned commercial, to multifamily or mixed use.

Land Use Objective 2: Encourage the development of neighborhood-serving commercial and mixed use on **Anderson Lane** and Burnet Road. (p. 26)

Recommendation: Add the Mixed Use (MU) Combining District to larger commercial tracts (generally larger than one acre).

Text: Both Anderson Lane and Burnet Road are nearly fully developed as commercial corridors. The types of commercial uses vary widely, including numerous auto sale and service establishments and multi-tenant shopping centers. Care should be taken to ensure that redevelopment serves to strengthen these two retail corridors and maintain their utility as shopping districts. The neighborhood generally agrees that mixed-use development is acceptable on Anderson and Burnet. (p. 26)

Excerpt: The existing zoning on the corridors is generally appropriate, but land area intensive. Auto-related uses should be limited to help maintain the retail viability of both corridors.

Recommendations: (p. 27)

4. Discourage additional commercial uses from “creeping” away from the commercial corridors onto residential streets.

This proposed vertical mixed-use project appears to support the policies and text of the CWCNP.

Imagine Austin

The property is located along an ‘**Activity Corridor**’ (**West Anderson Lane**) which are characterized by a variety of activities and types of buildings located along the roadway, and are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. The following IACP policies are also relevant to this case:

- **LUT P3.** Promote development in **compact centers, communities, or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. **Recognize that different neighborhoods have different characteristics** and new and infill development should be sensitive to the predominant character of these communities.
- **HN P10.** Create complete neighborhoods across Austin that have a **mix of housing types and land uses**, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon mobility and connectivity strengths in the area; affordable units being included in this project; and the site being situated along an Activity Corridor that encourages mixed use and multifamily projects, this proposal supports the policies of the Imagine Austin Comprehensive Plan.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Parks and Recreation Department

PR1: Parkland dedication will be required for the new residential units proposed by this development, multifamily with GR-MU-V-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

- SP1. Site plans will be required for any new development other than single-family or duplex residential.
- SP2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. In particular, be aware of Mixed Use and Vertical Mixed Use requirements of Section 4.2 and 4.3 of Subchapter E. In an MU combining district that is combined with a general office (GO), community commercial (GR), general commercial services (CS), or commercial services - liquor sales (CS-1) base district, the minimum site area for each dwelling unit is:

- (i) 800 square feet, for an efficiency dwelling unit;
- (ii) 1,000 square feet, for a one bedroom dwelling unit; and
- (iii) 1,200 square feet, for a dwelling unit with two or more bedrooms.

It appears the project may be proposing affordable units. Projects which meet the affordability requirements of Vertical Mixed Use projects are not subject to the dimensional standards of 4.3.3(E) (2), including site area requirements.

SP4. FYI: Additional design regulations will be enforced at the time a site plan is submitted.

COMPATIBILITY STANDARDS

SP5. The site is subject to compatibility standards due to adjacency of SF-3-NP to the south and due to the proximity of SF-3-NP to the east across Hardy Drive. The following standards apply:

- No structure may be built within 25 feet of the south property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property lines triggering compatibility.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.
- No parking or driveways are allowed within 25 feet of the property line.
- Landscaping or screening is required along the south property line in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

DEMOLITION AND HISTORIC RESOURCES

SP6. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

NONCONFORMING SIGNS

SP7. FYI – This site is within the non-conforming signs ordinance area. [§ 25-10-152]

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies sufficient right-of-way for Hardy Drive and a need for 104' of right-of-way for Anderson Lane. A traffic impact analysis is waived, the determination is deferred to site plan application, when land use and intensity will be finalized.

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Anderson Ln	87'	104'	60'	3	Yes	Yes	Yes
Hardy Dr	55'	50'	30'	1	No	No	Yes

Austin Water Utility

AW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0211.

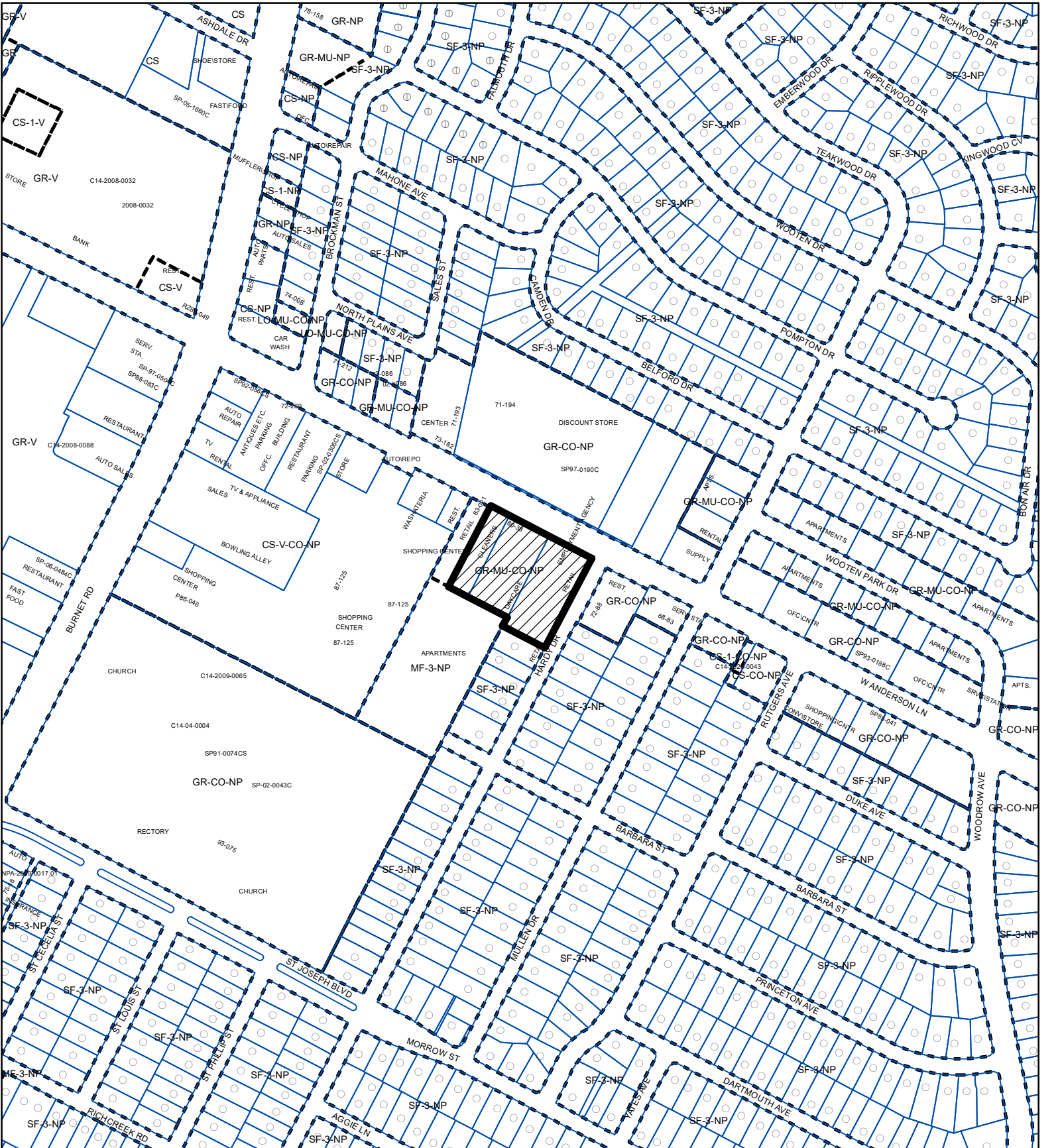
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Educational Impact Statement






ZONING

Exhibit A

ZONING CASE#: C14-2021-0041



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

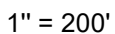
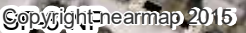
1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 3/23/2021



-
- CREEK BUFFER

Exhibit B

MANAGER: MARK GRAHAM



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROJECT NAME: Anderson Lane Condos

ADDRESS/LOCATION: 2001 & 2013 W. Anderson Lane

CASE #: C14-2021-0041

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

SF UNITS: _____ STUDENTS PER UNIT ASSUMPTION
Elementary School: _____ Middle School: _____ High School: _____

MF UNITS: 264 STUDENTS PER UNIT ASSUMPTION
Elementary School: 0.03 Middle School: 0.01 High School: 0.01

IMPACT ON SCHOOLS

The student yield factor of 0.05 (across all grade levels) for apartment homes/condos was used to determine the number of projected students. This factor was provided by the district's demographer and is based on other market rate multifamily/condo complexes built within the area.

The 264-unit multifamily/condo development is projected to add approximately 14 students across all grade levels to the projected student population. It is estimated that of the 14 students, 8 will be assigned to Brentwood Elementary School, 3 to Lamar Middle School, and 3 to McCallum High School.

The percent of permanent capacity by enrollment for School Year 2025-26, including the additional students projected with this development, would be above the optimal utilization target range of 85-110% at Brentwood ES (111%), Lamar MS (127%), and McCallum HS (131%). However, the Brentwood campus is currently under construction and a modernized school at a larger capacity is scheduled to open in SY 2022-23, which will bring the 5-year projected enrollment within the optimal utilization. Lamar and McCallum will continue to utilize portables to accommodate their enrollment, and the district will need to consider strategies to address overcrowding for the long-term.

TRANSPORTATION IMPACT

Students within the proposed development attending McCallum HS will qualify for transportation. Students attending Brentwood ES or Lamar MS will not qualify for transportation unless a hazardous route condition is identified.

SAFETY IMPACT

There are not any identified safety impacts at this time.

Date Prepared: 04.09.2021

Executive Director:

DocuSigned by:
Ben Wilson
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DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Brentwood

ADDRESS: 512 E. Huntland Drive

PERMANENT CAPACITY: 585*

MOBILITY RATE: -1.3%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	549	656	664
% of Permanent Capacity	94%	112%	114%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	542	639	647
% of Permanent Capacity	93%	109%	111%

**The Brentwood campus is currently under construction and a modernized school at a larger capacity is scheduled to open in SY 2022-23, which will bring the 5-year projected enrollment within the optimal utilization.*

MIDDLE SCHOOL: Lamar

ADDRESS: 6201 Wynona St.

PERMANENT CAPACITY: 1,008

MOBILITY RATE: +14.4%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,075	1,185	1,188
% of Permanent Capacity	107%	118%	118%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,230	1,281	1,284
% of Permanent Capacity	122%	127%	127%

HIGH SCHOOL: McCallum

ADDRESS: 5600 Sunshine Drive

PERMANENT CAPACITY: 1,596

MOBILITY RATE: +4.8%

POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,752	2,008	2,011
% of Permanent Capacity	110%	126%	126%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,836	2,081	2,084
% of Permanent Capacity	115%	130%	131%