

**Petition No: 2016-139**

**RECOMMENDATION**

We have the following comments that are critical to CMS' support of this petition:

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development will exacerbate this situation. Approval of this petition will increase overcrowding and/or reliance upon mobile classrooms at the schools listed below.

The total estimated capital cost of providing the additional school capacity for this new development is \$1,200,000 calculated as follows:

Elementary School: 29 x \$20,000 = \$580,000

Middle School: 7 x \$23,000 = \$161,000

High School: 17 x \$27,000 = \$459,000

CMS recommends the petitioner schedule a meeting with staff to discuss any opportunities that the petitioner/developer may propose to improve the adequacy of school capacity in the immediate area of the proposed development.

**TOTAL IMPACT FROM PROPOSED DEVELOPMENT**

*Proposed Housing Units:* Proposed conditional district request seeks to allow up to 395 multi-family dwelling units, and 160,000 square feet of retail uses under CC zoning with 5-year vested rights.

*CMS Planning Area:* 4, 17, 18, 19

*Average Student Yield per Unit:* 0.1350

This development will add 53 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2015-16 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20<sup>th</sup> Day, Enrollment (non-ec)</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>
MALLARD CREEK ELEMENTARY	39.4	40	723	734	99%	29	<b>102%</b>
RIDGE ROAD MIDDLE	61.5	56	1191	1084	110%	7	<b>110%</b>
MALLARD CREEK HIGH	124.8	98	2520	2027	127%	17	<b>128%</b>

**INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\***

*Existing number of housing units allowed:* The subject property is currently developed with four single family detached dwellings. The approximately 35.95 acres zoned R-3 would allow approximately 107.85 residential dwellings.

The existing R-3 zoning allows all uses permitted in the district, which includes single family detached dwellings, and duplex units are allowed by right on a corner lot.

The zoning ordinance in effect at the time did not allow residential dwellings for the existing RE-3 (CD) and RE-1 districts.

*Number of students potentially generated under current zoning:* 53 students (28 elementary, 11 middle, 14 high)

The development allowed under the existing zoning would generate 53 student(s), while the development allowed under the proposed zoning will produce 53 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) student(s).

*As requested, we are also providing information regarding the difference in the number of potential students from the existing zoning to the proposed zoning. Please note that this method of determining potential numbers of students from an area underestimates the number of students CMS may gain from the new development.*