

**Petition No: 2017-096**

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**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: 260 multi-family dwelling units*

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

*Average Student Yield per Unit: 0.1350*

This development may add 35 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2016-17 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>
CROFT COMMUNITY SCHOOL	35	39	604	673	90%	19	<b>93%</b>
J.M. ALEXANDER MIDDLE	38.7	51	763	1006	76%	5	<b>76%</b>
MALLARD CREEK HIGH	120.5	98	2509	2041	123%	11	<b>124%</b>

**INCREMENTAL IMPACT OF THE ZONING CHANGE**

*Number of housing units allowed under current zoning: 113 single family attached dwelling units (townhomes)*

*Number of students potentially generated under current zoning: 25 students (12 elementary, 5 middle, 8 high)*

The development allowed under the existing zoning may generate 25 student(s), while the development allowed under the proposed zoning may produce 35 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 10 student(s).

**RECOMMENDATION**

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 may exacerbate those situations. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the high school listed above.



**Planning Services**

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The total estimated capital cost of providing the additional school capacity for this new development is \$297,000; calculated as follows:

High School:  $\boxed{11} \times \$27,000 = \$297,000$

CMS recommends that the petitioner schedule a meeting with staff to discuss any opportunities that the petitioner/developer may propose to improve the adequacy of school capacity at the potentially affected school.