

Petition No: 2017-104_rev.

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: up to 80 single-family detached dwellings to R-5 zoning

CMS Planning Area: 10, 11, 12, 13

Average Student Yield per Unit: 0.5818

This development may add 46 students to the schools in this area.

The following data is as of 20th Day of the 2016-17 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</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>
MATTHEWS ELEMENTARY	50.5	40	963	763	126%	23	129%
CRESTDALE MIDDLE	43	53	782	964	81%	11	82%
BUTLER HIGH	109.2	98	2141	1921	111%	12	112%

INCREMENTAL IMPACT OF THE ZONING CHANGE

Number of housing units allowed under current zoning: the approximately 25.6 acres zoned R-3 would allow 76.8 single-family detached dwelling units

Number of students potentially generated under current zoning: 45 students (22 elementary, 11 middle, 12 high)

The development allowed under the existing zoning may generate 45 student(s), while the development allowed under the proposed zoning may produce 46 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 1 student.

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 schools listed above.



Planning Services

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The total estimated capital cost of providing the additional school capacity for this new development is \$784,000; calculated as follows:

Elementary School: **23** x \$20,000 = \$460,000

High School: **12** x \$27,000 = \$324,000

CMS recommends that the petitioner/developer 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 schools.