

**Petition No: 2017-114**

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**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* 315 multi-family residential dwelling units to R-12MF (CD)

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

Average Student Yield per Unit: 0.1350

This development may add 43 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> |
|--------------------------|---------------------------------|--|---|--|--|--|---|
| MALLARD CREEK ELEMENTARY | 37                              | 40   | 671   | 725  | 93%  | 24   | <b>96%</b>  |
| RIDGE ROAD MIDDLE        | 66.7                            | 56   | 1245  | 1045   | 119%   | 6  | <b>119%</b>   |
| MALLARD CREEK HIGH       | 120.5                           | 98   | 2509  | 2041   | 123%   | 13   | <b>124%</b>   |

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**INCREMENTAL IMPACT OF THE ZONING CHANGE**

*Number of housing units allowed under current zoning:* The subject property is vacant. Residential dwellings are not permitted in O-1 (CD) & RE-1.

*Number of students potentially generated under current zoning:* Zero (0)

The development allowed under the existing zoning may generate zero (0) student(s), while the development allowed under the proposed zoning may produce 43 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 43 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 schools listed above.

The total estimated capital cost of providing the additional school capacity for this new development is \$489,000; calculated as follows:

Middle School: **6** x \$23,000 = \$138,000

High School: **13** x \$27,000 = \$351,000

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.