Petition No: 2017-126

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 54.9 dwelling multi-family units to B-1 zoning

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.1350

This development may add 7 students to the schools in this area.

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

<table>
<thead>
<tr>
<th>Schools Affected</th>
<th>Total Classroom Teachers</th>
<th>Building Classrooms/ Teacher Stations</th>
<th>20th Day, Enrollment (non-ec)</th>
<th>Building Classroom/ Adjusted Capacity (Without Mobiles)</th>
<th>20th Day, Building Utilization (Without Mobiles)</th>
<th>Additional Students As a result of this development</th>
<th>Utilization As of result of this development (Without Mobiles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>STONEY CREEK ELEMENTARY</td>
<td>46.5</td>
<td>39</td>
<td>780</td>
<td>654</td>
<td>119%</td>
<td>4</td>
<td>120%</td>
</tr>
<tr>
<td>JAMES MARTIN MIDDLE</td>
<td>54</td>
<td>65</td>
<td>1017</td>
<td>1224</td>
<td>83%</td>
<td>1</td>
<td>83%</td>
</tr>
<tr>
<td>MALLARD CREEK HIGH</td>
<td>120.5</td>
<td>98</td>
<td>2509</td>
<td>2041</td>
<td>123%</td>
<td>2</td>
<td>123%</td>
</tr>
</tbody>
</table>

INCREMENTAL IMPACT OF THE ZONING CHANGE

Number of housing units allowed under current zoning: N/A

The subject property is currently vacant.

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 7 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 7 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 $134,000; calculated as follows:

Elementary School: \[4 \times 20,000 = 80,000\]

High School: \[2 \times 27,000 = 54,000\]

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.