

## Petition No: 2017-133

### IMPACT UNDER CURRENT ZONING

*Number of housing units allowed under current zoning:* RE-1 zoning does not allow residential dwellings.

The subject property is vacant.

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

### IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units:* 225 for sale single family attached dwellings to UR-2(CD)

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

*Average Student Yield per Unit:* 0.2166

This development may add 49 student(s) 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%	10	<b>120%</b>
MALLARD CREEK HIGH	120.5	98	2509	2041	123%	15	<b>124%</b>

### 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 \$635,000; calculated as follows:

Middle School: **10** x \$23,000 = \$230,000

High School: **15** x \$27,000 = \$405,000



**Planning Services**

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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.