Petition No: 2017-135_rev

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning:* 61.62 residential dwellings to R-3 zoning

The subject property is vacant.

*Number of students potentially generated under current zoning:* Thirty (30) student(s) (16 elementary, 6 middle, 8 high)

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* 102 attached dwelling units to R-8MF (CD)

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

Average Student Yield per Unit: 0.2166

This development may add 22 student(s) 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>PARKSIDE ELEMENTARY</td>
<td>27</td>
<td>39</td>
<td>435</td>
<td>628</td>
<td>69%</td>
<td>11</td>
<td>71%</td>
</tr>
<tr>
<td>RIDGE ROAD MIDDLE</td>
<td>66.7</td>
<td>56</td>
<td>1245</td>
<td>1045</td>
<td>119%</td>
<td>4</td>
<td>119%</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>7</td>
<td>123%</td>
</tr>
</tbody>
</table>

**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 $281,000; calculated as follows:

Middle School: \(4 \times $23,000 = $92,000\)

High School: \(7 \times $27,000 = $189,000\)
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.