

Petition No: 2017-135

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: 105 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 23 student(s) 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>
PARKSIDE ELEMENTARY	27	39	435	628	69%	11	71%
RIDGE ROAD MIDDLE	66.7	56	1245	1045	119%	5	120%
MALLARD CREEK HIGH	120.5	98	2509	2041	123%	7	123%

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 \$304,000; calculated as follows:

Middle School: **5** x \$23,000 = \$115,000

High School: **7** x \$27,000 = \$189,000



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.