IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: Petition 2005-09 rezoned the subject 1.40 acres including the subject property INST(CD) to allow a 7,200 square-foot child care facility for up to 120 children.

The subject property is currently vacant.

Number of students potentially generated under current zoning: 0 students (0 elementary, 0 middle, and 0 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 5.56 single-family detached residential dwellings to R-4 conventional zoning

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.4905

This development may add 3 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>391</td>
<td>628</td>
<td>69%</td>
<td>1</td>
<td>69%</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>1</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>1</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 school listed above.
The total estimated capital cost of providing the additional school capacity for this new development is $50,000; calculated as follows:

Middle School: $23,000 x 1 = $23,000
High School: $27,000 x 1 = $27,000

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 school.