

Petition No: 2017-143

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.

<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	391	628	69%	1	69%
RIDGE ROAD MIDDLE	66.7	56	1245	1045	119%	1	119%
MALLARD CREEK HIGH	120.5	98	2509	2041	123%	1	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 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: $1 \times \$23,000 = \$23,000$

High School: $1 \times \$27,000 = \$27,000$

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.