

Petition No: 2017-150_rev.

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximate 20.6 acres zoned R-3 conventional would allow approximately 61.8 residential dwellings.

The subject property is developed with one single family dwelling.

Number of students potentially generated under current zoning: 30 students (16 elementary, 6 middle, and 8 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional district request seeks to allow 145 single-family attached (townhome) dwelling units, at a density of 7.28 units per acre under UR-2(CD) zoning

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.2166

This development may add 31 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>
MALLARD CREEK ELEMENTARY	37	40	671	725	93%	15	95%
RIDGE ROAD MIDDLE	66.7	56	1245	1045	119%	6	119%
MALLARD CREEK HIGH	120.5	98	2509	2041	123%	10	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 \$408,000; calculated as follows:

Middle School: **6** x \$23,000 = \$138,000

High School: **10** x \$27,000 = \$270,000

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.