

**Petition No: 2017-179**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning:* the approximately 19.52 acres zoned R-3 conventional would allow approximately 58.56 residential dwellings.

The subject property is developed with one single family detached dwelling.

*Number of students potentially generated under current zoning:* 29 students (15 elementary, 6 middle, and 8 high).

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* The R-12MF (CD) conditional district request seeks to allow 234 multi-family dwelling units limited to four stories in height.

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

Average Student Yield per Unit: 0.1350

This development may add 32 student(s) to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2016-17 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20<sup>th</sup> Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> 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%	18	95%
RIDGE ROAD MIDDLE	66.7	56	1245	1045	119%	4	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 schools listed above.

The total estimated capital cost of providing the additional school capacity for this new development is \$362,000; calculated as follows:

Elementary School: **0** x \$20,000 = \$0

Middle School: **4** x \$23,000 = \$92,000

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

CMS recommends that the petitioner/developer schedule a meeting with staff to discuss mitigation of the cost to improve the adequacy of school capacity at the potentially affected schools.