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 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>MALLARD CREEK ELEMENTARY</td>
<td>37</td>
<td>40</td>
<td>671</td>
<td>725</td>
<td>93%</td>
<td>18</td>
<td>95%</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>4</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>10</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 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: \[0 \times 20,000 = 0\]
Middle School: \[4 \times 23,000 = 92,000\]
High School: \[10 \times 27,000 = 270,000\]

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.