

**Petition No: 2017-185**

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**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: N/A*

The subject property is developed with a warehouse building.

*Number of students potentially generated under current zoning: N/A*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* the conditional UR-2(CD) zoning request seeks to allow 260 multi-family residential dwelling units in five buildings. The site plan project name is labeled as “Mallard Pointe Apartments.”

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

Average Student Yield per Unit: 0.1350

This development may add 35 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%	20	<b>95%</b>
RIDGE ROAD MIDDLE	66.7	56	1245	1045	119%	5	<b>120%</b>
MALLARD CREEK HIGH	120.5	98	2509	2041	123%	10	<b>124%</b>

**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 \$385,000; calculated as follows:

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

Middle School: **5**x \$23,000 = \$115,000

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.