

Petition No: 2017-194

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 4.867 acres zoned R-3 conventional would allow approximately 14.60 residential dwellings.

The subject property is vacant.

Number of students potentially generated under current zoning: 9 students (4 elementary, 3 middle, 2 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The approximately 4.867 acres zoned B-2 would net approximately 107.07 multi-family dwelling units.

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.7225

This development may add 77 student(s) to the schools in this area.

The following data is as of 20th Day of the 2017-18 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>
BEREWICK ELEMENTARY	44.5	39	773	677	114%	53	121%
KENNEDY MIDDLE	55.7	45	978	790	124%	12	125%
OLYMPIC HIGH	146	106	2641	1917	138%	12	138%

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 \$1,660,000; calculated as follows:

Elementary School: $53 \times \$20,000 = \$1,060,000$

Middle School: $12 \times \$23,000 = \$276,000$

High School: $12 \times \$27,000 = \$324,000$

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.
