

## Petition No: 2017-202

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### IMPACT UNDER CURRENT ZONING

*Number of housing units allowed under current zoning:* The approximately 0.81 acres zoned R-3 conventional would allow approximately 2.43 residential dwellings.

The subject property is vacant.

*Number of students potentially generated under current zoning:* 1 students (1 elementary, 0 middle, 0 high).

### IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units:* The conditional UR-2(CD) district request seeks to allow up to six single family attached (townhome) units, with a maximum building height of 100 feet.

*CMS Planning Area:* 10, 11, 12, 13

Average Student Yield per Unit: 0.1734

This development may add 1 student(s) to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2017-18 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>
PROVIDENCE SPRING ELEMENTARY	44	36	947	775	122%	1	<b>122%</b>
CRESTDALE MIDDLE	37.8	53	764	1071	71%	0	<b>71%</b>
PROVIDENCE HIGH	101	88	2085	1817	115%	0	<b>115%</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.



**Planning Services**

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The total estimated capital cost of providing the additional school capacity for this new development is \$20,000; calculated as follows:

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

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.

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