Petition No: 2017-202

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 20th Day of the 2017-18 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>PROVIDENCE SPRING ELEMENTARY</td>
<td>44</td>
<td>36</td>
<td>947</td>
<td>775</td>
<td>122%</td>
<td>1</td>
<td>122%</td>
</tr>
<tr>
<td>CRESTDALE MIDDLE</td>
<td>37.8</td>
<td>53</td>
<td>764</td>
<td>1071</td>
<td>71%</td>
<td>0</td>
<td>71%</td>
</tr>
<tr>
<td>PROVIDENCE HIGH</td>
<td>101</td>
<td>88</td>
<td>2085</td>
<td>1817</td>
<td>115%</td>
<td>0</td>
<td>115%</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 $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.