

Petition No: 2018-044

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 7.5 acres zoned R-3 conventional would allow approximately 22.5 residential dwellings.

The subject property is developed with a church and a private school.

Number of students potentially generated under current zoning: 13 student(s) (7 elementary, 3 middle, 3 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional district request to UR-2(CD) seeks to allow up to 64 for-sale single family attached dwelling units. The existing cell tower may remain on site.

CMS Planning Area: 10,11,12,13

Average Student Yield per Unit: 0.1718

This development may add 11 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>
HAWK RIDGE ELEMENTARY	43.5	34	877	685	128%	5	128%
COMMUNITY HOUSE MIDDLE	85.5	58	1830	1241	147%	3	147%
ARDREY KELL HIGH	147.5	96	3178	2068	154%	3	154%

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 school listed above.

The total estimated capital cost of providing the additional school capacity for this new development is \$250,000 calculated as follows:

Elementary School: 5x \$20,000 = \$100,000

Middle School: 3x \$23,000 = \$69,000

High School: 3x \$27,000 = \$81,000

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 school.