

Petition No: 2018-110

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 38.4 acres zoned R-3 conventional would allow approximately 115 residential dwellings.

The subject property is undeveloped/vacant.

Number of students potentially generated under current zoning: 65 student(s) (35 elementary, 13 middle, 17 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the conditional district request to R-8 (CD) seeks to allow up to 240 (for-sale) single-family, attached dwelling units.

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.0947

This development may add 23 student(s) to the schools in this area.

The following data is as of 20th Day of the 2018-19 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>
PALISADES PARK ELEMENTARY	40	39	770	751	103%	16	105%
SOUTHWEST MIDDLE	75	56	1421	1061	134%	5	134%
OLYMPIC HIGH ¹	139.5	106	2601	1976	132%	2	132%

1. Construction of a new 125-classroom high school is slated to begin in April 2020 (tentative date).

The total estimated capital cost of providing the additional school capacity for this new development is \$817,000; calculated as follows:

Elementary School: **16**x \$34,000 = \$544,000

Middle School: **5**x \$37,000 = \$185,000

High School: **2**x \$44,000 = \$88,000

RECOMMENDATION

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about a rezoning case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school(s) listed above.

Applicants are encouraged to contact us in advance of their project submittals to inform CMS of their prospective impacts and discuss mitigation alternatives.