

Petition No: 2018-140

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 11.87 acres zoned R-3 would allow approximately 35.61 dwelling units.

The subject property is developed with one single family detached dwelling and accessory structures.

Number of students potentially generated under current zoning: 6 student(s) (3 elementary, 1 middle, 2 high).

IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units: The conventional **R-8MF(CD)** zoning seeks to allow up to 93 multi-family dwelling units.*

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.1161

This development may add 11 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</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>
MALLARD CREEK ELEMENTARY	33	40	611	741	83%	7	83%
RIDGE ROAD MIDDLE	66	56	1281	1087	118%	2	118%
MALLARD CREEK HIGH	118.5	98	2432	2011	121%	2	121%

The total estimated capital cost of providing the additional school capacity for this new development is \$162,000; calculated as follows:

Middle School: 2x \$37,000 = \$74,000

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



Planning Services

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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.