

Petition No: 2017-033

RECOMMENDATION

We have the following comments that are critical to CMS' support of this petition:

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 will exacerbate this situation. Approval of this petition will increase overcrowding and/or reliance upon mobile classrooms at the schools listed below.

The total estimated capital cost of providing the additional school capacity for this new development is \$516,000 calculated as follows:

Middle School: 6x\$23,000 = \$138,000

High School: 14x\$27,000 = \$378,000

CMS recommends the petitioner schedule a meeting with staff to discuss any opportunities that the petitioner/developer may propose to improve the adequacy of school capacity in the immediate area of the proposed development.

TOTAL IMPACT FROM PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional district request seeks to allow a maximum of 322 multi-family residential units under CC SPA.

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.1350

This development will add 43 students to the schools in this area.

The following data is as of 20th Day of the 2016-17 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>
MALLARD CREEK ELEM.	37	40	671	725	93%	23	95%
RIDGE ROAD MIDDLE	66.7	56	1245	1045	119%	6	119%
MALLARD CREEK HIGH	120.5	98	2509	1975	123%	14	124%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is currently vacant. Petition 2000-132 rezoned a total of 101 acres to CC to allow 100,000 square feet of retail, 600 dwelling units @ a density of 18.32 du/a, 350,000 square feet of office and 150 hotel rooms. The subject property allowed office uses on 16.5 acres, and the remaining 12.5 acres allowed approximately 204 multi-family units.

Number of students potentially generated under current zoning: 28 students (15 elementary, 4 middle, 9 high)

The development allowed under the existing zoning would generate 28 student(s), while the development allowed under the proposed zoning will produce 43 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 15 student(s).

As requested, we are also providing information regarding the difference in the number of potential students from the existing zoning to the proposed zoning. Please note that this method of determining potential numbers of students from an area underestimates the number of students CMS may gain from the new development.