

Petition No: 2017-126

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 54.9 dwelling multi-family units to B-1 zoning

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.1350

This development may add 7 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>
STONEY CREEK ELEMENTARY	46.5	39	780	654	119%	4	120%
JAMES MARTIN MIDDLE	54	65	1017	1224	83%	1	83%
MALLARD CREEK HIGH	120.5	98	2509	2041	123%	2	123%

INCREMENTAL IMPACT OF THE ZONING CHANGE

Number of housing units allowed under current zoning: N/A

The subject property is currently vacant.

Number of students potentially generated under current zoning: Zero (0)

The development allowed under the existing zoning may generate zero (0) student(s), while the development allowed under the proposed zoning may produce 7 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 7 student(s).

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 \$134,000; calculated as follows:

Elementary School: $4 \times \$20,000 = \$80,000$

High School: $2 \times \$27,000 = \$54,000$

CMS recommends that the petitioner/developer schedule a meeting with staff to discuss any opportunities that the petitioner/developer may propose to improve the adequacy of school capacity at the potentially affected schools.