

Petition No: 2018-116

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 1.34 acres zoned R-3 conventional would allow approximately 4.02 dwelling units.

The subject property is vacant/undeveloped.

Number of students potentially generated under current zoning: 2 students (1 elementary, 1 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: the approximately 1.34 acres zoned R-4 conventional would allow approximately 5.36 dwelling units.

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.5220

This development may add 3 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 a result of this development (Without Mobiles)</i> |
|-------------------------|---------------------------------|--|--|--|--|--|--|
| DAVID COX ELEMENTARY | 38.5 | 37 | 660 | 678 | 104% | 1 | 104% |
| RIDGE ROAD MIDDLE | 66 | 56 | 1281 | 1087 | 118% | 1 | 118% |
| MALLARD CREEK HIGH | 118.5 | 98 | 2432 | 2011 | 121% | 1 | 121% |

The total estimated capital cost of providing the additional school capacity for this new development is \$115,000 calculated as follows:

Elementary School: 1x \$34,000 = \$34,000

Middle School: 1x \$37,000 = \$37,000

High School: 1x \$44,000 = \$44,000

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.

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