

**Petition No: 2011-006**

**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 \$440,000 calculated as follows:

Elementary School: **22**x \$20,000 = \$440,000

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:* 72.9 units under O-1 zoning ("**worst-case scenario**"- single family units)

*CMS Planning Area:* 14

*Average Student Yield per Unit:* 0.5580

This development will add 41 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2010-11 school year.

<i>Schools Affected</i>	<i>20<sup>th</sup> Day, 2010-11 Enrollment (non-ec)</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20<sup>th</sup> Day, 2010-11 Building Utilization (Without Mobiles)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
PINEWOOD ELEMENTARY	539	35	35	100%	563	22	<b>106%</b>
SEDFIELD MIDDLE	483	32	58	55%	861	8	<b>55%</b>
E.E. WADDELL HIGH	1,076	64.5	93	69%	1491	11	<b>69%</b>

\*E.E. Waddell high will convert to a full magnet school for the 2011-12 school year. Students will attend an assigned home school.

**INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\***

*Existing number of housing units allowed:* Units not permitted under I-1 (CD) zoning

*Number of students potentially generated under current zoning:* Zero students

The development allowed under the existing zoning would generate 0 students, while the development allowed under the proposed zoning will produce 41 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 41.

*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.*