

Petition No: 2011-065

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 \$7,009,000 calculated as follows:

Elementary School: $165 \times \$20,000 = \$3,300,000$

Middle School : $65 \times \$23,000 = \$1,495,000$

High School: $82 \times \$27,000 = \$2,214,000$

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: 559 for sale dwelling units under MX-1 Innovative SPA zoning

CMS Planning Area: 14

Average Student Yield per Unit: 0.5580

This development will add approximately 312 students to the schools in this area.

The following data is as of 20th Day of the 2011-12 school year.

<i>Schools Affected</i>	<i>20th Day, 2011-12 Enrollment (non-ec)</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, 2011-12 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>
WINGET PARK ES	965	53.5	39	137%	738	165	164%
SOUTHWEST MS	1372	71.5	56	128%	1390	65	142%
OLYMPIC HS	2151	113.5	90	126%	2198	82	131%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: Parcel B allows up to 194 single family units; Parcel C allows 149 single family units under MX-1 Innovative zoning; (Currently vacant)

Number of students potentially generated under current zoning: 191 students (101 elementary, 40 middle and 50 high)

The development allowed under existing zoning would generate 191 students, while the development allowed under the proposed zoning will produce 312 students. Therefore, the net changes in the number of students generated from existing zoning to proposed zoning are 121 students.

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.