

Petition No: 2012-001

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 \$2,877,000 calculated as follows:

Elementary School: **75**x \$20,000 = \$1,500,000

High School: **51**x \$27,000 = \$1,377,000

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: 260 multi-family apartments/condominiums under MUDD-O SPA (**worst-case scenario**)

CMS Planning Area: 3

Average Student Yield per Unit: 0.5417

This development will add approximately 140 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>
HIGHLAND RENAISSANCE ES	593	35	36	97%	583	75	111%
MARTIN LUTHER KING JR. MS	967	54.5	58	94%	1233	14	96%
GARINGER HS	1716	109	89	122%	1821	51	126%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 160 multi-family units under MUDD-O zoning

Number of students potentially generated under current zoning: 86 students (46 elementary, 9 middle, 31 high)

The development allowed under existing zoning would generate 86 students, while the development allowed under the proposed zoning will produce 140 students. Therefore, the net changes in the number of students generated from existing zoning to proposed zoning are 54 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.