

Petition No: 2013-085

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 \$2,512,000 calculated as follows:

Elementary School: **101**x \$20,000 = \$2,020,000

Middle School: **12**x \$23,000 = \$276,000

High School: **8** x \$27,000 = \$216,000

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: Up to 645 dwelling units (555 detached, attached, duplex, triplex, quadraplex or multifamily dwelling units in the MUDD-O portion and up to 90 detached, attached, duplex, triplex, and quadraplex dwelling units) in the MX-2 portion under MUDD-O and MX-2

CMS Planning Area: 11

Average Student Yield per Unit: 0.1875 "worst-case"

This development will add 121 students to the schools in this area.

The following data is as of 20th Day of the 2012-13 school year.

<i>Schools Affected</i>	<i>20th Day, 2012-13 Enrollment (non-ec)</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, 2012-13 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>
MCKEE ROAD ES	493	27	31	611	87%	101	100%
JM ROBINSON MS	1069	54	53	1364	102%	12	102%
PROVIDENCE HS	2007	96	88	2555	109%	8	109%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject properties are currently developed with two single family dwellings or vacant. A total of 268.5 dwelling units under R-3 zoning. A portion of the site plan zoned R-3 (CD) (use to be determined).

Number of students potentially generated under current zoning: 134 students (86 elementary, 29 middle, 19 high)

The development allowed under the existing zoning would generate 134 student(s), while the development allowed under the proposed zoning will produce 121 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) 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.