

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 \$857,000 calculated as follows:

Elementary School: **28** x \$20,000 = \$560,000

High School: **11** x \$27,000 = \$297,000

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 380 rental apartment units under under CC-SPA

CMS Planning Area: 4

Average Student Yield per Unit: 0.1326

This development will add 50 students to the schools in this area.

The following data is as of 20th Day of the 2014-15 school year.

<i>Schools Affected</i>	<i>20th Day, 2014-15 Enrollment (non-ec)</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, 2014-15 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>
STONE CREEK ES	853	48.6	39	125%	730	28	128%
MARTIN MS	1113	63.5	65	98%	1481	11	98%
MALLARD CREEK HS	2472	129.5	98	132%	2511	11	132%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 442 attached housing units under CC; property currently vacant.

Number of students potentially generated under current zoning: 54 (25 elementary, 11 middle and 18 high)

The development allowed under the existing zoning would generate 54 students, while the development allowed under the proposed zoning will produce 50 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is (0) zero.

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.