

**Petition No: 2015-066**

**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.

There is no applicable impact due to this development.

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:* The conditional district request proposes a multi-use business park containing office, medical office, hotel and outdoor commercial amusement uses.

*CMS Planning Area:* 14

Average Student Yield per Unit: N/A

This development will add zero student(s) to the schools in this area.

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

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20<sup>th</sup> Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
STEELE CREEK ES	40.6	33	737	630	123%	0	123%
KENNEDY MS	41.5	45	722	1018	92%	0	92%
OLYMPIC HS	145	90	2434	2640	161%	0	161%

**INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\***

*Existing number of housing units allowed:* The 19.21 acre subject property is currently vacant. The BP (CD) zoned portion was rezoned via Petition 94-11C as part of an overall 731.4 acres. The subject property is included in 165.9 acres identified as Parcel VI, which allowed 1,330,000 square feet of business park uses and any use allowed in the BP district (with 33.1 acres of open space). The MUDD-O zoned portion was rezoned via Petition 94-11C.

The subject property is also included in 98.1 acres identified as Parcel IV, which allowed 1,269 multi-family dwelling units (with 15.8 acres of open space).

*Number of students potentially generated under current zoning:* 160 students (71 elementary, 43 middle, 45 high)

The development allowed under the existing zoning would generate 160 students, while the development allowed under the proposed zoning will produce zero student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero student(s).

*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.*