

Petition No: 2015-122

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 \$920,000 calculated as follows:

Elementary School: **21** \$20,000 = \$420,000

Middle School: **10** \$23,000 = \$230,000

High School: **10** x \$27,000 = \$270,000

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: A gated residential development consisting of (95 dwelling units comprised) 27 single family detached dwellings and 68 attached townhome dwelling units under MX-2 zoning.

CMS Planning Area: 13

Average Student Yield per Unit: 0.7785 and 0.2970

This development will add 41 students to the schools in this area.

The following data is as of 20th Day of the 2015-2016 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/Adjusted Capacity (Without Mobiles)</i>	<i>20th 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>
BALLANTYNE ES	41	39	882	839	105%	10.5	107%
HAWK RIDGE ES	40	34	920	782	118%	10.5	119%
COMMUNITY HOUSE MS	81.5	58	1754	1902	141%	10	143%
ARDREY KELL HS	134	96	2879	2733	140%	10	141%

*The proposed development site plans extends over two elementary school boundaries for the 2015-2016 school year.

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is currently developed with four single family detached dwellings under R-3 zoning.

The conventional R-3 zoning allows all uses permitted in the district, which includes single family detached dwellings, and duplex units are allowed by right on a corner lot.

The 15.2 acre site would net approximately 45.6 dwellings.

Number of students potentially generated under current zoning: 36 students (18 elementary, 9 middle, 9 high)

The development allowed under the existing zoning would generate 36 student(s), while the development allowed under the proposed zoning will produce 41 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is five (5) 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.