

Petition No: 2016-025

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 \$208,000 calculated as follows:

Middle School: **2** \$23,000 = \$46,000

High School: **6** x \$27,000 = \$162,000

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: The conditional district request seeks to allow 74 single family attached (town home) dwelling units for sale, related accessory uses, and a climate controlled storage facility.

CMS Planning Area: 14

Average Student Yield per Unit: 0.2879

This development will add 21 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>
PALISADES PARK ELEMENTARY	38	39	726	745	97%	13	99%
SOUTHWEST MIDDLE	71	56	1382	1090	127%	2	127%
OLYMPIC HIGH	137	90	2472	1700	152%	6	153%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is currently vacant.

The conventional R-3 zoning allows all uses permitted in the district, which includes single family detached dwellings. The approximately 9.52 acres zoned R-3 site would net approximately 28.56 residential dwelling units.

Number of students potentially generated under current zoning: 19 (10 elementary, 4.5 middle, 4.5 high) "worst case"

The development allowed under the existing zoning would generate 19 student(s), while the development allowed under the proposed zoning will produce 21 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is two 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.