

**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 significant impact as a result of 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 requests to allow up to 13 single family (attached) dwelling units under MUDD (CD) zoning.

*CMS Planning Area: 1, 2, 3*

Average Student Yield per Unit: 0.0350

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

The following data is as of 20<sup>th</sup> Day of the 2015-2016 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>
SHAMROCK GARDENS ES	29	30	467	483	97%	0	97%
EASTWAY MS	57.5	51	906	804	113%	0	113%
GARINGER MS	115	89	1904	1489	129%	0	129%

**INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\***

*Existing number of housing units allowed:* The subject property is currently developed with a pool hall/billiards under O-2 and B-1 zoning.

The conventional O-2 zoning allows all uses permitted in the district, including residential dwellings approximately 4.6 dwelling units.

The conventional B-1 zoning allows all uses: detached, duplex, triplex, quadraplex and multi-family dwellings at 7.48 dwelling units.

*Number of students potentially generated under current zoning: 6 students (4 elementary, 1 middle, 1 high)*

The development allowed under the existing zoning would generate 6 student(s), 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.*