

Petition No: 2016-076

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: To allow 32 single family units (attached town homes) under UR-2 (CD) TS zoning

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.0350

This development will add 1 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>
HIGHLAND RENAISSANCE ES	35	36	499	513	97%	1	97%
MARTIN LUTHER KING JR. MS	58.5	58	1023	1014	101%	0	101%
GARINGER HS	115	89	1904	1489	129%	0	129%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is developed with 27 garden style apartment units in five buildings. Petition 2015-89 rezoned the subject property to allow 51 multi-family dwelling units in one structure.

Number of students potentially generated under current zoning: 23 students (13 elementary, 7 middle, 3 high)

The development allowed under the existing zoning would generate 23 student(s), while the development allowed under the proposed zoning will produce 1 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.