

Petition No: 2016-091

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 \$2,180,000 calculated as follows:

Elementary School: **56** x \$20,000 = \$1,120,000

Middle School: **32** x \$23,000 = \$736,000

High School: **12** x \$27,000 = \$324,000

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 petition seeks a site plan amendment to allow an additional 35, three-story townhome units to the current entitlements of 10,000 square feet of retail/office, and 220 residential dwelling units.

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.0350 (townhome); 0.4513 (multi-family apartment)

This development will add 100 students to the schools in this area.

The following data is as of 20th Day of the 2015-16 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 ELEMENTARY	35	36	499	513	97%	56	107%
MARTIN LUTHER KING JR. MIDDLE	58.5	58	1023	1014	101%	32	104%
GARINGER HIGH	115	89	1904	1489	129%	12	130%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: subject property is developed with a brewery and 166 multi-family apartment units. An administrative amendment approved 10-24-01 amended the site plan to allow 10,000 square feet of office/retail uses and 220 residential dwelling units under MUDD-O.

Number of students potentially generated under current zoning: 99 students (55 elementary, 32 middle and 12 high)

The development allowed under the existing zoning would generate 99 student(s), while the development allowed under the proposed zoning will produce 100 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 1.

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.