

Petition No: 2016-107

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 \$1,755,000 calculated as follows:

Elementary School: **54** x \$20,000 = \$1,080,000

High School: **25** x \$27,000 = \$675,000

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: Proposed conditional district request seeks to allow up to 275 multi-family residential dwelling units, and accessory uses allowed in the UR-C district.

CMS Planning Area: 5, 6, 7, 8, 9

Average Student Yield per Unit: 0.3661

This development will add 101 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>
STONE CREEK ELEMENTARY	49	39	790	629	126%	54	134%
JAMES MARTIN MIDDLE	56.5	65	1071	1232	87%	22	88%
VANCE HIGH	105.5	91	1713	1542	116%	25	118%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject properties are currently vacant.

(Petition 2010-47 rezoned a total of 68.9 acres to CC SPA and UR-C(CD) to allow nursing home, medical office, hotel, office, commercial/retail, adult day care, wellness center, medical office uses).

The subject property is 15.86 acres and identified as a portion of Tract 1B, Tract 4, and Tract 3A. Subject property did not allow residential dwellings.

Number of students potentially generated under current zoning: None

The development allowed under the existing zoning would generate zero student(s), while the development allowed under the proposed zoning will produce 101 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 101 students.

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.