

Petition No: 2016-117

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 \$744,000 calculated as follows:

Elementary School: **21** x \$20,000 = \$420,000

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 conditional district request seeks to allow up to 280 multi-family dwelling units and accessory uses such as a leasing/management office, fitness center and swimming pool under TOD-M (CD) zoning.

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.1350

This development will add 38 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>
UNIVERSITY MEADOWS ELEMENTARY	44.5	37	628	522	120%	21	124%
JAMES MARTIN MIDDLE	56.5	65	1071	1232	87%	5	87%
VANCE HIGH	105.5	91	1713	1542	116%	12	117%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is currently developed with office use under O-15 (CD) zoning. The conditional district was rezoned to O-15(CD) via Petition 1988- 19C to allow 371,000 square feet of office uses.

Number of students potentially generated under current zoning: Zero

The development allowed under the existing zoning would generate zero (0) student(s), while the development allowed under the proposed zoning will produce 38 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 38 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.