

Petition No: 2016-120

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 \$5,285,000 calculated as follows:

Elementary School: **85.5** \$20,000 = \$1,710,000

Middle School: **58** \$23,000 = \$1,334,000

High School: **83** x \$27,000 = \$2,241,000

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 commercial and residential under R-17MF (CD) and NS with 5 years vested rights, uses as follows:

Development Area A: Any nonresidential use permitted in the NS district. Maximum 80,000 square feet of building area.

Development Area B: Up to 292 multi-family dwelling units and accessory uses.

Development Area C: Up to 550 for sale single family attached dwelling units and accessory units.

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.1845 TH; 0.7225 MF

This development will add 312 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>
BEREWICK ES	32	39	605	737	82%	85.5	94%
STEELE CREEK ES	43	33	783	601	130%	85.5	145%
KENNEDY MS	44.5	45	764	773	99%	58	106%
OLYMPIC HS	137	90	2472	1700	152%	83	157%

*This development petition overlaps two elementary school attendance boundary areas.

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is currently developed with one single family detached dwelling. The conventional R-3 zoning allows all uses permitted in the district, which includes single family detached dwellings, and duplex units.

The approximately 127.227 acres zoned R-3 would allow approximately 381.68 single family residential dwellings. Duplex units are permitted by-right on a corner lot.

Number of students potentially generated under current zoning: 206 students (105 elementary, 44 middle, 57 high)

The development allowed under the existing zoning would generate 206 student(s), while the development allowed under the proposed zoning will produce 312 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 106 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.