

## Petition No: 2016-128

### 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 \$2,642,000 calculated as follows:

Elementary School: **63** x \$20,000 = \$1,260,000

Middle School: **19** x \$23,000 = \$437,000

High School: **35** x \$27,000 = \$945,000

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:* conditional district request seeks to change R-3, NS and BD (CD) to CC, MUD-O, O-1 (CD) and NS SPA to allow the following changes: *up to 500 multi-family residential units-Parcel E; 100 attached or detached dwellings (townhomes for sale or single-family homes) per R-6 development standards -Parcel F*

*CMS Planning Area: 4, 17, 18, 19*

Average Student Yield per Unit: 0.4905 (single-family/**worst-case**); 0.1350 (multi-family)

This development will add 117 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2015-16 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20<sup>th</sup> Day, Enrollment (non-ec)</i>	<i>Building Classroom/Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> 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>
MOUNTAIN ISLAND LAKE ACADEMY	47.5	35	872	643	136%	63	<b>145%</b>
BRADLEY MIDDLE	56	53	1059	1002	106%	19	<b>107%</b>
HOPEWELL HIGH	88.5	100	1669	1862	89%	35	<b>90%</b>

### INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\*

*Existing number of housing units allowed:* the existing R-3 zoning allows all uses permitted in the district, which include single-family detached dwellings, and duplex units are allowed by right on a corner lot. The approximately 11.84 acres would allow approximately 35.52 residential dwellings. Petition 2008-31 approved a NS and B-D (CD) site plan amendment. *Parcel E allowed 625 multi-family dwelling units, 500 of which can be rental. Parcel F allows up to 140 townhomes.*

*Number of students potentially generated under current zoning:* 132 students (68 elementary, 21 middle and 43 high)

The development allowed under the existing zoning would generate 132 student(s), while the development allowed under the proposed zoning will produce 117 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0).

*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.*