

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.

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.

The total estimated capital cost of providing the additional school capacity for this new development is \$721,000 calculated as follows:

Elementary School: **18** x \$20,000 = \$360,000

Middle School: **11** x \$23,000 = \$253,000

High School: **4** x \$27,000 = \$108,000

TOTAL IMPACT FROM PROPOSED DEVELOPMENT

Proposed Housing Units: Proposed conditional district request seeks to allow 132 multi-family dwelling units in six buildings, 60 of which will be age restricted units under UR-2 (CD) w/ 5-year vested rights.

CMS Planning Area: 1, 2, 3

Average Student Yield per Unit: 0.4513

This development will add 33 students to the schools in this area. (72 units used to calculate student yield).

The following data is as of 20th Day of the 2016-17 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>
WESTERLEY HILLS PRE K-8	43	31	549	396	139%	18	146%
WESTERLEY HILLS PRE K-8	---	---	---	---	---	11	146%
HARDING HIGH	100.5	78	1657	1248	129%	4	129%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is currently vacant.

This site would net approximately 63.1 dwelling units in the existing 5.25 acres zoned R-12MF.

The 0.551 acres zoned B-1 would net approximately 12.1 dwelling units, which includes detached, duplex, triplex, quadruplex and multi-family dwellings.

Number of students potentially generated under current zoning: 34 students (19 elementary, 11 middle, 4 high)

The development allowed under the existing zoning would generate 34 student(s), while the development allowed under the proposed zoning will produce 33 student(s). 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.