

Petition No: 2017-007

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 \$844,000 calculated as follows:

Elementary School: **26** x \$20,000 = \$520,000

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: proposed conditional district request seeks to allow 130 multi-family dwelling units.

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

Average Student Yield per Unit: 0.3661

This development will add 48 students to the schools in this area.

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>
HIDDEN VALLEY ELEMENTARY	63	39	974	625	162%	26	165%
MARTIN LUTHER KING JR. MIDDLE	54	58	973	1045	93%	10	94%
VANCE HIGH	99	91	1674	1515	109%	12	110%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is currently developed with manufacture housing units and eating/drinking/entertainment establishments. The conventional B-2 zoning allows all uses permitted in the B-2 district, which permits detached duplex, triplex, quadraplex and multi-family residential dwellings at a maximum density of 22 units per acre. The approximate 7.9 acres would net approximately 173.8 dwelling units.

Number of students potentially generated under current zoning: 64 students (34 elementary, 14 middle and 16 high)

The development allowed under the existing zoning would generate 64 student(s), while the development allowed under the proposed zoning will produce 48 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 16 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.