

Petition No: 2017-023

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 \$3,243,000 calculated as follows:

- Elementary School: **80** x \$20,000 = \$1,600,000
- Middle School: **28** x \$23,000 = \$644,000
- High School: **37** x \$27,000 = \$999,000

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 85,000 square feet of retail, eating/drinking/entertainment establishments, personal service, office and commercial uses, up to 105 hotel units, and up to 200 residential dwelling units under MUDD-O w/ five year vested rights.

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.7225

This development will add 145 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>
STEELE CREEK ELEMENTARY	46.5	33	774	549	141%	80	154%
KENNEDY MIDDLE	51	45	907	800	113%	28	117%
OLYMPIC HIGH	147.0	90	2557	1492	163%	37	166%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is currently developed with four single family detached dwellings. The conventional R-3 zoning allows all uses permitted in the district which includes single family detached dwellings and duplex units are allowed by right on a corner lot. The approximately 24.6 acres zones R-3 conventional would allow approximately 73.8 residential dwellings.

Number of students potentially generated under current zoning: 40 students (20 elementary, 9 middle and 11 high)

The development allowed under the existing zoning would generate 40 student(s), while the development allowed under the proposed zoning will produce 145 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 105 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.