

## Petition No: 2017-088

### 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 \$1,755,000 calculated as follows:

Elementary School: **54** x \$20,000 = \$1,080,000

High School: **25** x \$27,000 = \$675,000

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 275 multi-family dwelling units, at a density of 17.3 units per acre, while amending the site layout and building placement under UR-C (CD) SPA and UR-C(CD) with 5-year vested rights.

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

Average Student Yield per Unit: 0.3661

This development will add 101 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2016-17 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>
STONEY CREEK ELEMENTARY	46.5	39	780	654	119%	54	<b>127%</b>
JAMES MARTIN MIDDLE	54	65	1017	1224	83%	22	<b>83%</b>
VANCE HIGH	99.0	91	1597	1530	109%	25	<b>110%</b>

### INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\*

*Existing number of housing units allowed:* The subject property is vacant. [Petition 2016-107](#) rezoned a 15.86 acres including the subject property to UR-C(CD) and UR-C(CD) SPA to allow up to 275 multi-family dwelling units in eight buildings, at a density of 17.3 units per acre, and accessory uses allowed in the UR-C district. [Petition 2010-047](#) rezoned a portion of the subject property to CC. The subject property was designated as SWIN Buffer and Open Space Only.

*Number of students potentially generated under current zoning:* 101 students (54 elementary, 22 middle, 25 high)

The development allowed under the existing zoning would generate 101 student(s), while the development allowed under the proposed zoning will produce 101 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) 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.*