

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 \$6,579,000 calculated as follows:

Elementary School: 177 x \$20,000 = \$3,540,000

Middle School: 57 x \$23,000 = \$1,311,000

High School: 64 x \$27,000 = \$1,728,000

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 provides six development areas A-G. Total 500 residential dwelling units all types; up to 300 dwelling units for seniors.

CMS Planning Area: 13

Average Student Yield per Unit: 0.5956 **"worst-case all units without age-restriction"**

This development will add 298 students to the schools in this area.

The following data is as of 20th Day of the 2014-15 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>
POLO RIDGE ES	50.6	39	1036	849	130%	177	151%
J.M. ROBINSON MS	52	53	1101	1459	98%	57	104%
ARDREY KELL HS	132	96	2701	2660	138%	64	141%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The property is an abandoned golf course would net approximately 564 dwellings under R-3 zoning.

Number of students potentially generated under current zoning: 381 student(s) (227 elementary, 73 middle, 81 high)

The development allowed under the existing zoning would generate 381 student(s), while the development allowed under the proposed zoning will produce 298 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero 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.