

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 \$4,160,000, calculated as follows:

Elementary School: **208** x \$20,000 = \$4,160,000

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: 50 single-family homes and 2000 multi-family for rent under MUDD-O and MUDD-O SPA ("worst-case scenario")

CMS Planning Area: 14

Average Student Yield per Unit: 0.5116 for SF and 0.1796 for MF rental

This development will add approximately 385 students to the schools in this area.

The following data is as of 20th Day of the 2006-07 school year.

<i>Schools Affected</i>	<i>Capacity Without Mobiles</i>	<i>20th Day, 2006-07 Enrollment (non-ec)</i>	<i>Additional Students As a result of this development</i>	<i>Total Enrollment As a result of this development</i>	<i>20th Day, 2006-07 Utilization (Without Mobiles)</i>	<i>Utilization As a result of this development (Without Mobiles)</i>	<i>Number of Mobiles</i>
PINEWOOD ES	512	401	208	609	78%	119%	0
SEDFIELD MS	608	446	85	531	73%	87%	0
E.E. WADDELL HS	1300	1162	92	1254	89%	96%	0

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 1200 multi-family dwelling units under I-2 (CD), MUDD-O, O-1(CD) and R-4

Number of students potentially generated under current zoning: 216 (117 elementary, 47 middle, 52 high school students)

The development allowed under the existing zoning would generate 216 students, while the development allowed under the proposed zoning will produce only 385 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 169.

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.