

Petition No: 2008-014

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 \$2,134,000 calculated as follows:

Elementary School: **53** x \$20,000 = \$1,060,000

Middle School: **15** x \$23,000 = \$345,000

High School: **27** x \$27,000 = \$729,000

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: 384 multi-family units for rent and 322 townhomes for sale under R-8 MF (CD), R-12 MF (CD) and O-2 (CD)

CMS Planning Area: 5

Average Student Yield per Unit: 0.1586 (MF apartment) and 0.1047 (MF for sale)

This development will add approximately 95 students to the schools in this area.

The following data is as of 20th Day of the 2007-08 school year.

<i>Schools Affected</i>	<i>Capacity Without Mobiles</i>	<i>20th Day, 2007-08 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, 2007-08 Utilization (Without Mobiles)</i>	<i>Utilization As a result of this development (Without Mobiles)</i>	<i>Number of Mobiles</i>
REEDY CREEK ES	770	852	53	905	111%	118%	11
NORTHRIDGE MS	665	797	15	812	120%	122%	9
INDEPENDENCE HS	1840	2663	27	2690	145%	146%	29

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 217 single-family units under R-3 zoning

Number of students potentially generated under current zoning: 152 (76 elementary, 35 middle, 41 high school students)

The development allowed under existing zoning would generate 152 students, while the development allowed under the proposed zoning will produce 95 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0).

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.