

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 \$1,776,000 calculated as follows:

Elementary School: **44** x \$20,000 = \$880,000
Middle School: **19** x \$23,000 = \$437,000
High School: **17** x \$27,000 = \$459,000

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: 330 multi-family apartments for rent under R-17 MF (CD)

CMS Planning Area: 14

Average Student Yield per Unit: 0.2402

This development will add approximately 80 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, 2008-09 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, 2008-09 Utilization (Without Mobiles)</i>	<i>Utilization As a result of this development (Without Mobiles)</i>	<i>Number of Mobiles</i>
STEELE CREEK ES	619	1201	44	1245	194%	201%	35
KENNEDY MS	531	671	19	690	126%	130%	0
OLYMPIC HS	1155	1932	17	1949	167%	169%	21

*Elementary School assignment for the proposed development for 2009-2010 school year is Steele Creek ES. The data shows the impact on Steele Creek ES for 2008-2009 school year and is not applicable for 2009-2010.

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 73 single-family units under R-3 zoning

Number of students potentially generated under current zoning: 42 (24 elementary, 8 middle and 10 high school students)

The development allowed under existing zoning would generate 42 students, while the development allowed under the proposed zoning will produce 80 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 38.

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.