

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 \$174,000 calculated as follows:

Elementary School: 6 x \$20,000 = \$120,000

High School: 2 x \$27,000 = \$54,000

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: 150 corporate housing units; ½ will consist of hotel rooms and ½ will consist of multi-family residential dwelling units under MUDD-O.

CMS Planning Area: 4

Average Student Yield per Unit: 0.1326

This development will add 10 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>
UNIVERSITY MEADOWS ELEMENTARY	51.6	37	657	600	139%	6	139%
JAMES MARTIN MIDDLE	63.5	65	1113	1481	98%	2	98%
VANCE HIGH	100.8	71	1714	2078	142%	2	142%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: subject property is vacant; site allowed two hotel uses up to 384 rooms under O-2 (CD)

Number of students potentially generated under current zoning: zero

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.