

**Petition No: 2008-040**

**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 \$939,000 calculated as follows:

Elementary School: **32**\$20,000 = \$640,000

Middle School: **13** \$23,000 = \$299,000

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:* 260 apartments for rent under CC SPA ("worst-case scenario")

*CMS Planning Area:* 13

*Average Student Yield per Unit:* 0.2268

This development will add approximately 59 students to the schools in this area.

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

<i>Schools Affected</i>	<i>Capacity Without Mobiles</i>	<i>20<sup>th</sup> 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>20<sup>th</sup> Day, 2007-08 Utilization (Without Mobiles)</i>	<i>Utilization As a result of this development (Without Mobiles)</i>	<i>Number of Mobiles</i>
ENDHAVEN ES	704	920	<b>32</b>	952	131%	<b>135%</b>	12
COMMUNITY HOUSE MS	1210	1391	<b>13</b>	1404	115%	<b>116%</b>	0
SOUTH MECK HS	1780	1743	<b>14</b>	1757	98%	<b>99%</b>	0

**INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\***

*Existing number of housing units allowed:* 140 apartments under CC zoning

*Number of students potentially generated under current zoning:* 32 (17 elementary, 7 middle, and 8 high school students)

The development allowed under existing zoning would generate 32 students, while the development allowed under the proposed zoning will produce 59 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 27.

*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.*