

School District of Manatee County
School Report

This School Report does not reserve capacity for school concurrency

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application. This report is intended to be only information and analysis to assist the governing board in its land-use decision.

Project Information

Local Government:	<u>Manatee County Government</u>	Case Planner:	<u>Jamie Schindewolf</u>	Fee:	<u>\$ 500.00</u>
Project Name:	<u>Our Lives Community</u>	Date:	<u>04/25/19</u>		
Application Type:	<u>Comprehensive Plan Amendment</u>	SSA:	<u>1</u>		
Application Number:	<u>PA-19-02/ORD-19-22</u>	Acres:	<u>160.13</u>		
Project Number:	<u>PLN1902-0234</u>				
Address/PIN:	<u>2400 36th Ave E/Ellenton-Gillette Rd, Palmetto</u>				

Development Plan Review - Summary

	<u>YES</u>	<u>NO</u>
School Capacity Level-of-Service Exceed	-	X
Sidewalks and bicycle path comments	X	-
School crosswalks, signs, crossing guards and traffic impacts	X	-
Transportation, bus stops and bus shelter comments	X	-
School site desired within development	-	X
Development compatible comments with nearby school(s)	X	-
Other:	X	-

Projected Students

The current land use designation Residential 3 du/acre (RES-3) and Residential 6 du/acre (RES-6) for approximately 160 acres allows 720 duplex/townhome dwelling units with a projected 241 total students (duplex/townhome most conservative student generation rate).

The proposed Future Land Use Category Mixed Use (MU), could **increase the number of dwelling units by 1,200** with a projected increase of 232 elementary students, an increase of 99 middle students, and an increase of 69 high school students for a **total increase of 400 students**.

On the 10/17/18 School Report PDR-18-17 PLN1807-0019 General Development Plan proposed a total of 720 residential dwelling units mixed with commercial uses.

Land Use	Dwelling Units per Acre	Total Dwelling Units	Elementary Students	Middle Students	High School Students	Total Students
Current RES-3 & RES-6	4.50	720	139	60	42	241
Proposed MU	12.00	1,920	371	159	111	641
Total Increase/(Decrease):		<u>1,200</u>	<u>232</u>	<u>99</u>	<u>69</u>	<u>400</u>

Development Plan Review - Comments

Overview

The applicant has requested approval of a Comprehensive Plan Amendment to change the Future Land Use Category from RES-3 and RES-6 for approximately 160 acres which would allow 720 residential dwelling units to MU which could allow 1,920 residential dwelling units and **increase of 1,200 dwelling units**.

Preliminary School Concurrency Analysis

School capacity is available or will be available within the School Service Area (SSA) or contiguous SSA. This report does not reserve capacity. When the final site plan is submitted to reserve school capacity the final analysis may differ from this preliminary analysis.

2019-20 School Attendance Zones: Blackburn Elementary, Buffalo Creek Middle and Palmetto High School

Sidewalks and Bicycle Paths

The development is located within the two mile walking radius of Blackburn Elementary School. Land Development Code Section 1001.6 requires a five foot sidewalk along all property lines abutting a street for all development within two walking miles of any public elementary or middle school. Sidewalk needs will be evaluated when a more detailed site plan is submitted.

Crosswalks, Traffic Signalization, School Signs & Markings

The School District is not requesting school signs or markings for this project at this time.

Transportation, Bus Stops, and Bus Shelters

The development is not located within the two mile walking radius of an existing middle and high school. The applicant may want to **work with the local government to establish a No Parking ordinance in the entrance drives due** to the trend of vehicles parking in these areas for the bus stops. The School District has observed a growing trend of parents driving students to bus stops and **parking vehicles near the bus stop.**

The School District *generally suggests* providing the following near potential bus stops:

- Open space or play area
- Parking area so buses may safely load/unload students
- Shelter from the rain/sun
- Bicycle Racks
- Garbage Can
- Lighting

Future circumstances may require a bus to enter a subdivision (i.e. special needs students). The School District recommends roundabouts and cul-de-sacs provide sufficient radius for a bus turn around. **The school buses require 10 feet of roadway and have a turning radius of 30 to 42.7 feet curb to curb.**

Transportation needs will be evaluated when a more detailed site plan is submitted.

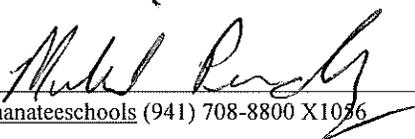
Development Compatibility

Our Lives Community project is located adjacent to Blackburn Elementary and appears to be compatible. We suggest review of all state and local regulations that address types of business prohibited near school sites.

Other Comments

The Parent Loop at Blackburn Elementary may need to be expanded due to the significant amount of growth being approved within the schools attendance boundaries. While this developments is within the 2 mile walking radius, the growing trend of parents driving students to school has increased considerably and the existing Parent Loop was not designed for this trend. Recent Parent Loop improvements due this trend and growth have been near or above \$500,000.

The School District requests to meet with the applicant to discuss a sidewalk connection from the proposed development to Blackburn Elementary. The sidewalk access would provide students from the proposed development an alternative to walking on Ellenton-Gillette Rd to access the elementary campus. A park and parking area next to the suggested sidewalk access may accommodate the growing trend of parents wanting to park and pick up students before and after school. This may also assist in relieving pedestrian and vehicular traffic in the Parent Loop, deter parents from parking in nearby neighborhood streets and on 17th St E when dropping off and picking up students.

Signature:  Executive Planner
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Date: 5/3/19