

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 \$409,000, calculated as follows:

Elementary School: **11** x \$20,000 = \$220,000

High School: **7** x \$27,000 = \$189,000

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: 165 townhomes under MX-2 Innovative zoning

CMS Planning Area: 13

Average Student Yield per Unit: 0.1439

This development will add approximately 24 students to three schools in this area.

The following data is as of 20th Day of the 2005-06 school year.

<i>Schools Affected</i>	<i>Capacity Without Mobiles</i>	<i>20th Day, 2005-06 Enrollment</i>	<i>Additional Students As a result of this development</i>	<i>Total Enrollment As a result of this development</i>	<i>20th Day, 2005-06 Utilization (Without Mobiles)</i>	<i>Utilization As a result of this development (Without Mobiles)</i>	<i>Number of Mobiles</i>
HAWK RIDGE ES	682	1217	11	1228	178%	180%	29
COMMUNITY HOUSE MS	1210	735	6	741	61%	61%	0
SOUTH MECKLENBURG HS	1700	2487	7	2494	146%	147%	12

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 69 Single Family units under R-3 zoning

Number of students potentially generated under current zoning: 31 (13 elementary, 8 middle and 10 high)

The development allowed under existing zoning would generate 31 students, while the development allowed under the proposed zoning will produce 24 students. Since of the property under existing zoning would generate more students that the proposed development, the incremental impact is 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.*