

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 \$40,000, calculated as follows:

Elementary School: $2 \times \$20,000 = \$40,000$

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: 20 Townhomes under MUDD-O zoning

CMS Planning Area: 3

Average Student Yield per Unit: 0.1389 for townhomes / condos

This development will add approximately 3 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>
HIGHLAND RENAISSANCE ES	464	567	2	569	122%	123%	0
MARTIN LUTHER KING JR. MS	1007	849	1	850	84%	84%	0
VANCE HS	1360	2275	0	2275	167%	167%	32

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: no residential units under NS zoning

Number of students potentially generated under current zoning: none

Since the current non-residential development yields no students the net impact is the same as the total impact for CMS.

** 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.*