

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 \$2,199,000, calculated as follows:

Elementary School: **44** x \$20,000 = \$880,000

Middle School: **28** x \$23,000 = \$644,000

High School: **25** x \$27,000 = \$675,000

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:* 195 Single Family, 72 townhomes under MX-1 zoning

*CMS Planning Area:* 17

*Average Student Yield per Unit:* 0.4446 for Single Family units and 0.1373 for Townhomes

This development will add approximately 97 students to three schools in this area.

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

<i>Schools Affected</i>	<i>Capacity Without Mobiles</i>	<i>20<sup>th</sup> 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>20<sup>th</sup> Day, 2005-06 Utilization (Without Mobiles)</i>	<i>Utilization As a result of this development (Without Mobiles)</i>	<i>Number of Mobiles</i>
HORNETS NEST ES	660	749	<b>44</b>	793	113%	<b>120%</b>	7
RANSON MS	798	1021	<b>28</b>	1049	128%	<b>131%</b>	6
HOPEWELL HS	1360	2426	<b>25</b>	2451	178%	<b>180%</b>	33

**INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT\***

*Existing number of housing units allowed:* 164 Single Family units under R-3 zoning

*Number of students potentially generated under current zoning:* 73 (33 elementary, 20 middle and 20 high)

The development allowed under existing zoning would generate 73 students, while the development allowed under the proposed zoning will produce 97 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 24.

\* 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.