

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 \$1,720,000, calculated as follows:

Elementary School: **41** x \$20,000 = \$820,000

Middle School: **18** x \$23,000 = \$414,000

High School: **18** x \$27,000 = \$486,000

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: 570 Multi Family units under NS zoning

CMS Planning Area: 5

Average Student Yield per Unit: 0.1353 for townhomes / condos

This development will add approximately 77 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>
UNIVERSITY MEADOWS ES	770	1060	41	1101	138%	143%	7
MARTIN MS	1140	1151	18	1169	101%	103%	9
VANCE HS	1360	2275	18	2293	167%	169%	32

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 207 Single Family units under R-3 zoning

Number of students potentially generated under current zoning: 124 (57 elementary, 27 middle and 40 high)

The development allowed under existing zoning would generate 124 students, while the development allowed under the proposed zoning will produce 77 students. Since development of the property under existing zoning would generate more students than 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.*