

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 \$5,458,000, calculated as follows:

Elementary School: **146** x \$20,000 = \$2,920,000

High School: **94** x \$27,000 = \$2,538,000

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: 865 Attached Units under NS & B-D(CD) LLW-PA zoning

CMS Planning Area: 17

Average Student Yield per Unit: 0.3524 for Apartments (Since the residential units will be a mix of for sale and rental with no known break out, the factor for apartments was applied as a worst case scenario)

This development will add approximately 305 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>
MOUNTAIN ISLAND ES	660	1099	146	1245	167%	189%	20
COULWOOD MS **	703	1199	64	1263	171%	180%	30
HOPEWELL HS	1360	2426	94	2520	178%	185%	33

** Middle School assignment for the proposed development for 2006-07 school year is Bradley MS. The data shows the impact on Coulwood MS as of 2005-06 school year and is not applicable for 2006-07.

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 266 Single Family units under R-3 zoning

Number of students potentially generated under current zoning: 118 (53 elementary, 32 middle and 33 high)

The development allowed under existing zoning would generate 118 students, while the development allowed under the proposed zoning will produce 305 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is 187.

* 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.