

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 \$7,040,000, calculated as follows:

Elementary School: **352** x \$20,000 = \$7,040,000

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: 1292 (250 single family and 1042 multi-family)

CMS Planning Area: 15

Average Student Yield per Unit: SF(0.5906), MF for sale (0.0170) and MF for rent (0.4878)

*the MF for rent factor was used as the worst case scenario for the 910 attached units where the type of unit has not been determined.

This development will add approximately 594 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>
BERRYHILL ES	240	273	352	625	114%	260%	0
WILSON MS	608	460	103	563	76%	93%	0
WEST MECK HS	1900	1704	139	1843	90%	97%	0

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: Unknown

Number of students potentially generated under current zoning: Unknown

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.