

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 \$6,470,000 calculated as follows:

Elementary School: **128** x \$20,000 = \$2,560,000

Middle School: **62** x \$23,000 = \$1,426,000

High School: **92** x \$27,000 = \$2,484,000

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: 540 for town homes for rent and 225 single family units for sale under NS and BD (CD) zoning

CMS Planning Area: 17

Average Student Yield per Unit: 0.2485 (town homes) and 0.6592 (single family)

This development will add approximately 282 students to the schools in this area.

The following data is as of 20th Day of the 2007-08 school year.

<i>Schools Affected</i>	<i>Capacity Without Mobiles</i>	<i>20th Day, 2007-08 Enrollment (non-ec)</i>	<i>Additional Students As a result of this development</i>	<i>Total Enrollment As a result of this development</i>	<i>20th Day, 2007-08 Utilization (Without Mobiles)</i>	<i>Utilization As a result of this development (Without Mobiles)</i>	<i>Number of Mobiles</i>
*Mountain Island ES	682	1258	128	1386	184%	203%	36
Bradley MS	1034	1090	62	1152	105%	111%	0
Hopewell HS	1880	2616	92	2708	139%	144%	33

* The data shows the impact on Mountain Island ES for the 2007-08 school year and is not applicable for 2008-09. Mountain Island enrollment changes for the 2008-09 school year.

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: No residential use allowed under BD (CD) SPA and NS (LWPA) SPA

Number of students potentially generated under current zoning: None

The development allowed under existing zoning will generate zero (0) students, while the development allowed under the proposed zoning will produce 282 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 282.

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.

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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 \$10,657,000 calculated as follows:

Elementary School: **244** x \$20,000 = \$4,880,000

Middle School: **115** x \$23,000 = \$2,645,000

High School: **116** x \$27,000 = \$3,132,000

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: 540 for multi-family for rent and 225 single family units for sale under NS and BD (CD) zoning "worst-case"

CMS Planning Area: 17

Average Student Yield per Unit: 0.6063 (multi-family) and 0.6592 (single family)

This development will add approximately 475 students to the schools in this area.

The following data is as of 20th Day of the 2007-08 school year.

<i>Schools Affected</i>	<i>Capacity Without Mobiles</i>	<i>20th Day, 2007-08 Enrollment (non-ec)</i>	<i>Additional Students As a result of this development</i>	<i>Total Enrollment As a result of this development</i>	<i>20th Day, 2007-08 Utilization (Without Mobiles)</i>	<i>Utilization As a result of this development (Without Mobiles)</i>	<i>Number of Mobiles</i>
*Mountain Island ES	682	1258	244	1502	184%	220%	36
Bradley MS	1034	1090	115	1205	105%	117%	0
Hopewell HS	1880	2616	116	2732	139%	145%	33

* The data shows the impact on Mountain Island ES for the 2007-08 school year and is not applicable for 2008-09. Mountain Island enrollment changes for the 2008-09 school year.

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: No residential use allowed under BD (CD) SPA and NS (LWPA) SPA

Number of students potentially generated under current zoning: None

The development allowed under existing zoning will generate zero (0) students, while the development allowed under the proposed zoning will produce 475 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 475.

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.