

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 \$43,000, calculated as follows:

Elementary School: 1 x \$20,000 = \$20,000

Middle School: 1 x \$23,000 = \$23,000

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: 8 Condominiums under R-8(CD) zoning

CMS Planning Area: 12

Average Student Yield per Unit: 0.1875 for Townhomes/Condos

This development will add approximately 2 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>
SMITHFIELD ES	704	1068	1	1069	152%	152%	12
QUAIL HOLLOW MS	990	1201	1	1202	121%	122%	6
SOUTH MECKLENBURG HS	1700	2487	0	2487	146%	146%	12

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units: 8 single family units under R-3 zoning

Number of students actually generated under current zoning: 4 (2 elementary, 1 middle and 1 high)

The development allowed under existing zoning would generate 4 students, while the development allowed under the proposed zoning will produce 2 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.