

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 \$4,352,000 calculated as follows:

Elementary School: **98** x \$20,000 = \$1,960,000

Middle School: **50** x \$23,000 = \$1,150,000

High School: **46** x \$27,000 = \$1,242,000

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: 320 multi-family units for rent under CC zoning

CMS Planning Area: 17

Average Student Yield per Unit: 0.6063

This development will add approximately 194 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>
LONG CREEK ES	484	725	98	823	150%	170%	12
BRADLEY MS	1034	1090	50	1140	105%	110%	0
HOPEWELL HS	1880	2616	46	2662	139%	142%	33

*The enrollment for Long Creek elementary is not applicable for the 2008- 2009 school year. The enrollment will change for the 2008 -2009 school year due to the opening of New Bradley elementary in 2008- 2009.

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 72 single family units under R-3 zoning

Number of students potentially generated under current zoning: 47 (25 elementary, 10 middle, 12 school students)

The development allowed under existing zoning would generate 47 students, while the development allowed under the proposed zoning will produce 194 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 147 students.

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 \$1,851,000 calculated as follows:

Elementary School: **30** x \$20,000 = \$600,000
Middle School: **18** x \$23,000 = \$414,000
High School: **31** x \$27,000 = \$837,000

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: 320 housing units for sale under CC zoning

CMS Planning Area: 17

Average Student Yield per Unit: 0.2485

This development will add approximately 79 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>
*LONG CREEK ES	484	725	30	755	150%	156%	12
BRADLEY MS	1034	1090	18	1108	105%	107%	0
HOPEWELL HS	1880	2616	31	2647	139%	141%	33

*The enrollment for Long Creek elementary is not applicable for the 2008- 2009 school year. The enrollment will change for the 2008 -2009 school year due to the opening of New Bradley elementary in 2008- 2009.

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 72 single family units under R-3 zoning

Number of students potentially generated under current zoning: 47 (25 elementary, 10 middle, 12 school students)

The development allowed under existing zoning would generate 47 students, while the development allowed under the proposed zoning will produce 79 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 32 students.

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.