

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 \$2,980,000 calculated as follows:

Elementary School: **95** x \$20,000 = \$1,900,000

High School: **40** x \$27,000 = \$1,080,000

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: 348 residential units (261 apartments for rent and 87 town homes) and an additional 72 elderly units under NS zoning

CMS Planning Area: 2

Average Student Yield per Unit: 0.5569 (apartments) and 0.3138 (town homes)

This development will add approximately 172 students to the schools in this area *(student yield is based on 348 residential units only).

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>
Druid Hills ES	400	327	95	422	82%	106%	0
JT Williams MS	646	603	37	640	93%	99%	0
West Charlotte HS	1880	1962	40	2002	104%	106%	16

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: 80 multi-family for sale and 4 single family units under R-8, R-12 MF (CD) and B-2 zoning

Number of students potentially generated under current zoning: 30 students (13 elementary, 8 middle, 9 high)

The development allowed under existing zoning will generate 30 students, while the development allowed under the proposed zoning will produce 172 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 142.

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.