

## Town of Huntersville: Ranson Road Subdivision

We have the following comments regarding the proposed development:

### **TOTAL IMPACT FROM PROPOSED DEVELOPMENT**

*Proposed Housing Units:* 94 single-family, detached units

*CMS Planning Area:* 4, 17, 18, 19

*Average Student Yield per Unit:* 0.4905

This development may add 46 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2016-17 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20<sup>th</sup> Day, Enrollment (non-ec)</i>	<i>Building Classroom/Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students as a result of this development</i>	<i>Utilization as of result of this development (Without Mobiles)</i>
TORRENCE CREEK ELEMENTARY	31	35	584	659	89%	24	92%
BRADLEY MIDDLE	57.3	53	1063	983	108%	10	109%
HOPEWELL HIGH	88.5	100	1662	1878	89%	12	89%

### **RECOMMENDATION**

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about cases where school utilization exceeds 100% since the proposed development may exacerbate this situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school listed above.

The total estimated capital cost of providing the additional school capacity for this new development is \$230,000, calculated as follows:

Middle School: **10** x \$23,000 = \$230,000

CMS recommends that the applicant schedule a meeting with staff to discuss any opportunities that the applicant may propose to improve the adequacy of school capacity in the immediate area of the proposed development.