

Petition No: 2015-101

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 \$10,993,000 calculated as follows:

Elementary School: **281** \$20,000 = \$5,620,000

High School: **199** x \$27,000 = \$5,373,000

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: Up to 850 single family detached dwelling units with clubhouse and recreation uses; retail, medical, and a continuing care community of up to 230 units under MX-1 (INNOVATIVE) and NS with 5-year vested rights.

CMS Planning Area: 7

Average Student Yield per Unit: 0.7241

This development will add 615 student(s) to the schools in this area.

The following data is as of 20th Day of the 2014-15 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms /Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/A djusted Capacity (Without Mobiles)</i>	<i>20th 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>
CLEAR CREEK ELEMENTARY	38	30	647	559	127%	281	177%
NORTHEAST MIDDLE	45.5	54	739	1140	84%	135	99%
ROCKY RIVER HIGH	97.5	100	1710	2280	98%	199	109%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: Current developed with three single family detached dwellings, a golf course and eating/drinking/entertainment establishment.

Site would yield 1,086 residential dwellings under R-3 and 88.8 dwelling units under R-12 MF under R-3, B-1 (CD) and R-12 MF zoning.

Number of students potentially generated under current zoning: 806 students (369 elementary, 177 middle, 259 high)

The development allowed under the existing zoning would generate 806 students, while the development allowed under the proposed zoning will produce 615 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) student(s).

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.