

Petition No: 2017-042

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 \$3,214,000 calculated as follows:

- Elementary School: **73**x\$20,000 = \$1,460,000
- Middle School: **34**x\$23,000 = \$782,000
- High School: **36**x\$27,000 = \$972,000

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: The conditional district request breaks the site into Parcels A-G. Parcel A and Parcel B – allows up to 240 townhome units for sale (single family attached dwellings units). Parcels C, D, E, F and G – allow up to 275 residential dwelling units.

CMS Planning Area: 5,6,7,8,9

Average Student Yield per Unit: (0.1759) Townhomes and (0.3661) Multi-family dwellings

This development will add 143 student(s) to the schools in this area. (Townhomes yield 42 students; MF yield 101 students)

The following data is as of 20th Day of the 2016-17 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/ Adjusted 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>
REEDY CREEK ELEMENTARY	48.5	40	816	673	121%	73	131%
NORTHRIDGE MIDDLE	41.5	40	691	666	104%	34	109%
ROCKY RIVER HIGH	91.5	100	1630	1789	92%	36	93%

INCREMENTAL IMPACT FROM PROPOSED DEVELOPMENT*

Existing number of housing units allowed: The subject property is currently vacant. Petition 2008-14 rezoned 72.41 acres of the subject property R-8 MF(CD) (40.35 acres) to allow 322 dwelling units; R-12 MF(CD) (27.05 acres) to allow 324 dwelling units and O-2 (CD) (5 acres) to allow 30,000 square feet of office uses. Total MF dwelling units for R-8 MF(CD) and R-12 MF(CD) = 646 dwelling units.

Number of students potentially generated under current zoning: 237 student(s) (126 elementary, 51 middle, 60 high)

The development allowed under the existing zoning would generate 237 student(s), while the development allowed under the proposed zoning will produce 143 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.