

Petition No: 2017-153

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 13.99 acres zoned R-3 conventional would allow approximately 41.97 residential dwellings.

The subject property is vacant.

Number of students potentially generated under current zoning: 21 students (9 elementary, 5 middle, and 7 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The approximately 13.99 acres zoned R-6 conventional would allow approximately 83.94 residential dwellings.

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

Average Student Yield per Unit: 0.5034

This development may add 43 student(s) to the schools in this area.

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%	18	124%
NORTHRIDGE MIDDLE	41.5	40	691	666	104%	10	105%
ROCKY RIVER HIGH	91.5	100	1630	1781	92%	15	92%

RECOMMENDATION

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 may exacerbate those situations. 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 \$590,000; calculated as follows:

Elementary School **18** x \$20,000 = \$360,000

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

CMS recommends that the petitioner/developer schedule a meeting with staff to discuss any opportunities that the petitioner/developer may propose to improve the adequacy of school capacity at the potentially affected school.