IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 1.58 acres zoned R-12MF conventional would allow approximately 18.96 residential dwellings.

The subject property is developed with a single-family dwelling.

Number of students potentially generated under current zoning: 7 students (3 elementary, 2 middle, and 2 high)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The approximately 1.58 acres zoned B-2 would net approximately 34.76 dwelling units.

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

Average Student Yield per Unit: 0.3661

This development may add 13 student(s) to the schools in this area.

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

<table>
<thead>
<tr>
<th>Schools Affected</th>
<th>Total Classroom Teachers</th>
<th>Building Classrooms/Teacher Stations</th>
<th>20th Day, Enrollment (non-ec)</th>
<th>Building Classroom/Adjusted Capacity (Without Mobiles)</th>
<th>20th Day, Building Utilization (Without Mobiles)</th>
<th>Additional Students As a result of this development</th>
<th>Utilization As of result of this development (Without Mobiles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLEAR CREEK ELEMENTARY</td>
<td>34</td>
<td>30</td>
<td>582</td>
<td>514</td>
<td>113%</td>
<td>7</td>
<td>114%</td>
</tr>
<tr>
<td>NORTHEAST MIDDLE</td>
<td>43</td>
<td>54</td>
<td>641</td>
<td>805</td>
<td>80%</td>
<td>3</td>
<td>80%</td>
</tr>
<tr>
<td>ROCKY RIVER HIGH</td>
<td>91.5</td>
<td>100</td>
<td>1630</td>
<td>1781</td>
<td>92%</td>
<td>3</td>
<td>92%</td>
</tr>
</tbody>
</table>

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 $140,000; calculated as follows:

Elementary School: \[ 7 \times $20,000 = $140,000 \]

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.