

**Petition No: 2017-180**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning:* the approximately 66.9 acres zoned R-3 conventional would allow approximately 200.7 residential dwellings.

The subject property is developed with one single family detached dwelling.

*Number of students potentially generated under current zoning:* 101 students (42 elementary, 23 middle, and 36 high).

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* the conditional NS district request seeks to allow 350 multi-family dwellings. The conditional MX-1 district request seeks to allow up to 75 single family detached dwelling units.

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

Average Student Yield per Unit: 0.3661 (multi-family units) – 128 Students (67 elementary, 31 middle, 30 high)

Average Student Yield per Unit: 0.5034 (single family detached units) – 38 Students (16 elementary, 9 middle, 13 high)

This development may add 166 student(s) 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> |
|------------------------------------|---------------------------------|--|---|--|--|--|---|
| J. H. GUNN ELEMENTARY              | 43.5                            | 35   | 750   | 603  | 124%   | 83   | <b>137%</b>   |
| ALBEMARLE ROAD MIDDLE <sup>1</sup> | 58.65                           | 50   | 1158  | 987  | 117%   | 40   | <b>121%</b>   |
| ROCKY RIVER HIGH                   | 91.5                            | 100  | 1630  | 1781   | 92%  | 43   | <b>94%</b>  |

**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 schools listed above.

The total estimated capital cost of providing the additional school capacity for this new development is \$2,580,000; calculated as follows:

Elementary School:  $83 \times \$20,000 = \$1,660,000$

Middle School:  $40 \times \$23,000 = \$920,000$

High School:  $0 \times \$27,000 = \$0$

CMS recommends that the petitioner/developer schedule a meeting with staff to discuss mitigation of the cost to improve the adequacy of school capacity at the potentially affected schools.

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1. The Albemarle Road K-8 "Relief" school (name to be determined) is under construction and is scheduled to open for the 2018-2019 school year.