Petition No: 2018-005

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 140 acres zoned R-3 conventional would allow approximately 420 residential dwellings.

The subject property is developed with one single family detached dwelling along with a warehouse and country club associated with a golf course.

Number of students potentially generated under current zoning: 255 students (116 elementary, 60 middle, 79 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The conditional district request seeks to allow 350 single family detached dwelling units.

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

Average Student Yield per Unit: 0.6073

This development may add 213 student(s) to the schools in this area.

The following data is as of 20th Day of the 2017-18 school year.

Schools Affected	Total Classroom Teachers	Building Classrooms/ Teacher Stations	20th Day, Enrollment (non-ec)	Building Classroom/ Adjusted Capacity (Without Mobiles)	20th Day, Building Utilization (Without Mobiles)	Additional Students As a result of this development	Utilization As of result of this development (Without Mobiles)
CLEAR CREEK ELEMENTARY	31.5	30	492	497	105%	97	**122%**
NORTHEAST MIDDLE	39	54	625	865	72%	50	**78%**
ROCKY RIVER HIGH	89.5	100	1534	1714	90%	66	**93%**

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 $1,940,000; calculated as follows:

Elementary School: 97 x $20,000 = $1,940,000

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 school.