

Petition No: 2018-141

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: The approximately 17.9 acres zoned R-3 would allow approximately 53.7 dwelling units.

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

Number of students potentially generated under current zoning: 33 student(s) (15 elementary, 8 middle, 10 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The approximately 17.9 acres proposed for R-4 would allow approximately 71.6 dwelling units.

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

Average Student Yield per Unit: 0.6073

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

The following data is as of 20th Day of the 2018-19 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day Enrollment</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	46	40	787	727	115%	20	118%
NORTHRIDGE MIDDLE	50	40	894	715	125%	10	128%
ROCKY RIVER HIGH	85.5	100	1478	1729	86%	13	87%

The total estimated capital cost of providing the additional school capacity for this new development is \$1,050,000; calculated as follows:

Elementary School: **20**x \$34,000 = \$680,000

Middle School: **10**x \$37,000 = \$370,000



Planning Services

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RECOMMENDATION

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about a rezoning case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school(s) listed above.

Applicants are encouraged to contact us in advance of their project submittals to inform CMS of their prospective impacts and discuss mitigation alternatives.