

Petition No: 2019-028

IMPACT UNDER CURRENT ZONING

*Number of housing units allowed under current zoning: The conventional **R-3** zoning allows uses permitted in the district which include single family detached dwellings. Duplex units are permitted on corner lots. The approximately 22.1 acres zoned R-3 conventional would allow approximately 66.3 residential dwellings.*

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

Number of students potentially generated under current zoning: 40 student(s) (18 elementary, 10 middle, 12 high)

IMPACT OF THE PROPOSED DEVELOPMENT

*Proposed Housing Units: The conditional **R-12MF (CD)** district request seeks to rezone 25.71 acres to R-12MF(CD) to allow up to 308 multi-family residential dwelling units, in a total of 16 principal buildings. Building height is limited to three stories and 48 feet.*

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

Average Student Yield per Unit: 0.2718

This development may add 84 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%	39	120%
NORTHRIDGE MIDDLE	50	40	894	715	125%	15	128%
ROCKY RIVER HIGH	85.5	100	1478	1729	86%	30	88%

The total estimated capital cost of providing the additional school capacity for this new development is \$745,000; calculated as follows:

Elementary School: 39 x \$34,000 = \$1,326,000

Middle School: 15 x \$37,000 = \$555,000



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.