

Petition No: 2021-241

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 1.847 acres zoned O-1(CD) would allow zero housing units.

Number of students potentially generated under current zoning: zero students.

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The R-17MF(CD) zoning petition seeks to allow up to 30 multi-family housing units.

CMS Planning Group: East

Average Student Yield per Unit: 0.2720

This development may add 19 students to the schools in this area.

The following data is as of 20th Day of the 2021-22 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>
JW GRIER ELEMENTARY ¹	42	35	690	887	120%	4	120%
NORTHRIDGE MIDDLE	61	54	1041	922	113%	2	113%
ROCKY RIVER HIGH	84.8	100	1549	2376	85%	4	85%

1 As part of the 2017 Bond, JW Grier is scheduled for relief in the 2023-24 school year. The total estimated capital costs of providing the additional school capacity for this new development is **\$210,000**; calculated as follows:

Elementary School	4x \$34,000 = \$136,000
Middle School	2x \$37,000 = \$74,000

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 schools 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.