



**Planning Services**

4421 Stuart Andrew Blvd.  
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**Petition No: 2022-042**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: the approximately 22.9 acres zoned R-4 would allow 91 single family detached*

*Number of students potentially generated under current zoning: 51 students (19 elementary, 11 middle, 21 high)*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The R-5 zoning petition seeks to allow up to 114 single family detached*

*CMS Planning Group: East*

Average Student Yield per Unit: 0.5593

This development may add 64 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2021-22 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20<sup>th</sup> Day Enrollment</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>
REEDY CREEK ELEMENTARY <sup>1</sup>	53.00	40	915	691	133%	24	135%
NORTHRIDGE MIDDLE	61	54	1041	922	113%	14	115%
ROCKY RIVER HIGH	84.8	100	1549	1828	85%	26	86%

The following project is included on the CMS 2017 Bond Projects list, as approved by county voters:

1. Construction of a new 45 classroom school; relieves crowding at Hidden Valley, J.W. Grier, Newell and Reedy Creek

\*The total estimated capital costs of providing the additional school capacity for this new development is \$1,334,000, calculated as follow:

Elementary School: 24 x \$34,000 = \$816,000

Middle School: 14 x \$37,000 = \$518,000



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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 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.