



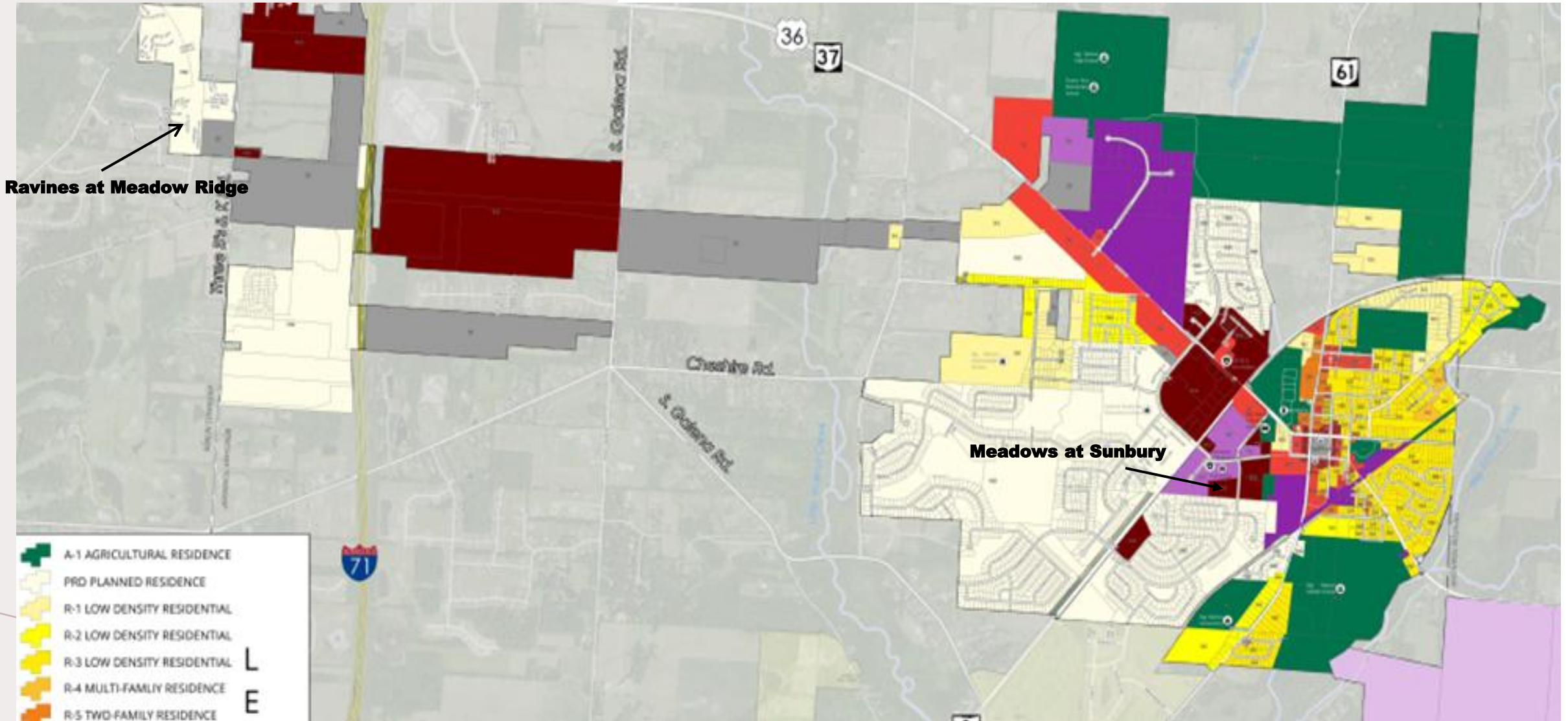
CITY OF SUNBURY CASE STUDY

MF HOUSING IMPACT ON STUDENT ENROLLMENT

**CITY ADMINISTRATOR
DARYL HENNESSY**

MAY 22, 2025

TALE OF TWO PROJECTS – STUDENT ENROLLMENT AND OTHER IMPACTS





ark - Illustrative Plan

MOODY-NOLAN



MEADOWS AT SUNBURY AND COMMERCE PARK

MIXED-USE DEVELOPMENT – 120 APARTMENTS AND 40K+ SQ. FT. OF RETAIL/RESTAURANT SPACE



RESIDENT CONCERNS

TRAFFIC

CRIME
TRANSIENT
POPULATION

SCHOOLS
STUDENT ENROLLMENT

PROPERTY VALUES

INAPPROPRIATE
USE

NOISE

SMALL TOWN
PRESERVATION

DESIGN

UTILITIES

PUBLIC RECORDS REQUEST

More specifically, the City requests:

- the primary street number and street address for every student living within the Sunbury corporate limits;
- the age and/or grade level of each student for the start of the current school year; and
- if possible, the receipt of the data in spreadsheet or CSV format...

City of Sunbury Ohio
9 E Granville Street P.O. Box 508
Sunbury, Ohio 43074
Ph. (740) 965-2684
www.sunburyohio.org



October 13, 2022

Re: Street Address Data Request

Ryan McLane
Superintendent, Big Walnut Local Schools
110 Tippet Court
Sunbury, Ohio 43074

Darren Jenkins
Interim Treasurer, Big Walnut Local Schools
110 Tippet Court
Sunbury, Ohio 43074

Superintendent McLane and Treasurer Jenkins:

The City of Sunbury ("City") respectfully requests street address data for all Big Walnut Local School District ("District") students residing in the municipality. The City is seeking this information to perform an analysis of the concentration of students by various housing types. The City is happy to share the results of its analysis with the District if desired.

More specifically, the City requests:

- the primary street number and street name for every student living within the Sunbury corporate limits;
- the age and/or grade level of each student for the start of the current school year; and
- if possible, the receipt of the data in spreadsheet or CSV format by October 28, 2022.

Please do not forward any student names or other personal identification information. If you have any

Daryl Hennessy
Assistant City Administrator

cc: Joseph St. John, Sunbury Mayor
Dana Steffan, Sunbury Director of Finance

MULTI-FAMILY ANALYSIS

	American Community Survey	Sunbury *
2 bedroom or less	0.26	0.18
3 bedroom or more	0.59	0.54

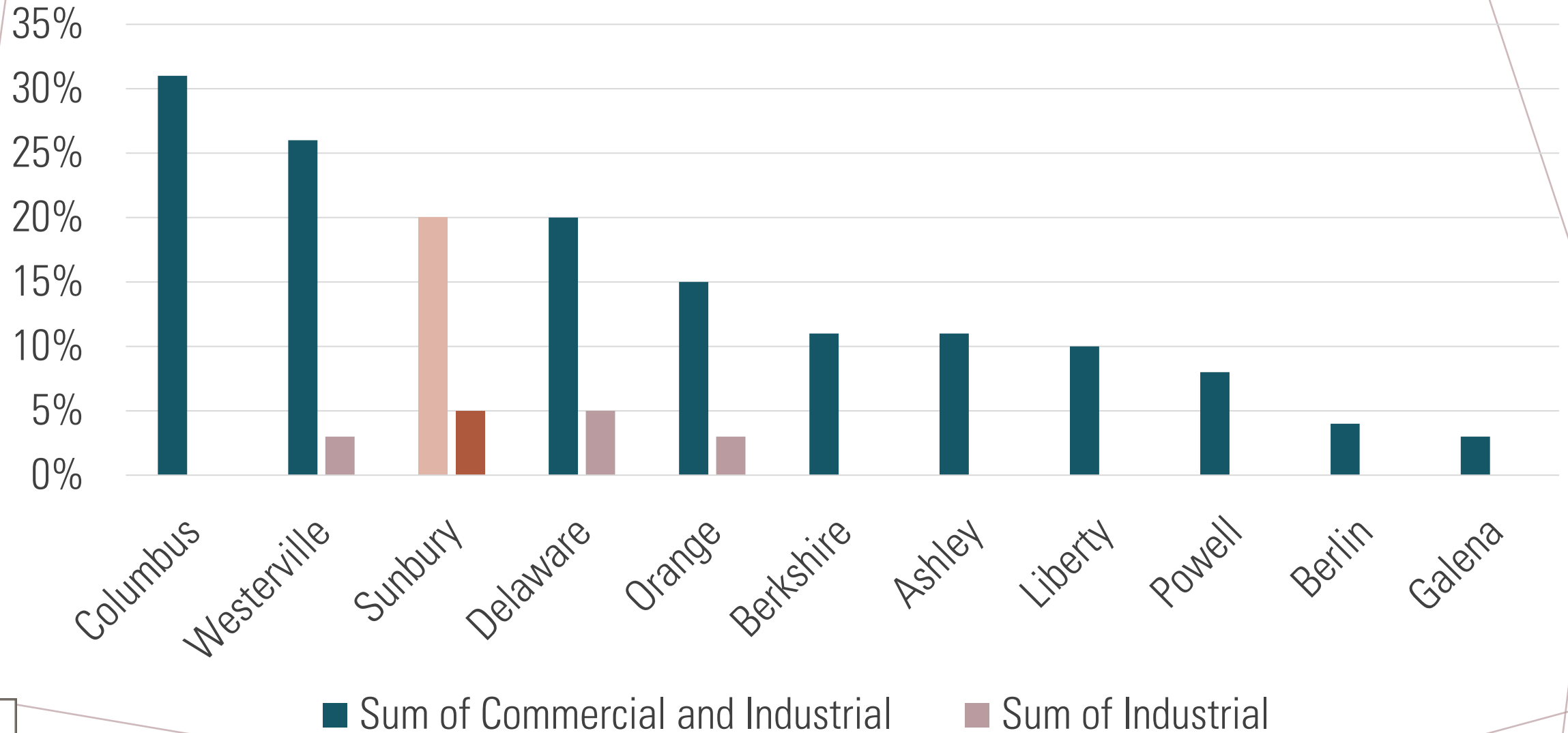
* LACKS SOME PRECISION BECAUSE APARTMENT COMPLEXES OVERLAP CATEGORIES

SINGLE FAMILY ANALYSIS

	American Community Survey	Sunbury – All SF	Sunbury – Recent SF (25 years)
2 bedroom or less	---	---	---
3 bedroom or more	0.43	0.59	0.83



Commercial and Industrial Property Valuation



SUNBURY'S GROWTH: TRENDS & DEVELOPMENT

2024 SUBDIVISION BUILDOUT

SUBDIVISION	OCCUPANCY	ZONING CERTIFICATE
SUNBURY MEADOWS	100% 656/656 UNITS	100% 656/656 UNITS
MILLER'S COVE	100% 36/36 UNITS	100% 36/36 UNITS
ROLLING HILLS	63% 95/150 UNITS	99% 148/150 UNITS
PRICE PONDS	30% 101/336 UNITS	42% 140/336 UNITS
MAGNOLIA PARK	27% 10/37 UNITS	65% 24/37 UNITS
EAGLE CREEK	<1% 2/471 UNITS	9% 43/471 UNITS
RAVINES AT MEADOW	42% 312/744 UNITS	42% 312/744 UNITS
MEADOWS AT SUNBURY APT	0% 0/120 UNITS	100% 120/120 UNITS
KINTNER CROSSING	0% 0/188 UNITS	0% 0/188 UNITS

1601 UNITS IN DEVELOPMENT

units approved by the Commission, but do not have an occupancy certificate

579 UNITS IN CONSTRUCTION

units that have obtained a zoning certificate, but not an occupancy certificate



CASE STUDY VOLUNTEERS

TRAFFIC

CRIME

WORKFORCE
DEVELOPMENT

UTILITIES

OTHER

FINANCING

NOISE

DESIGN

INFRASTRUCTURE