Petition No: 2021-161

IMPACT UNDER CURRENT ZONING

Number of housing units allowed under current zoning: the approximately 35.87 acres zoned MX-2(INNOV) would allow 205 single-family attached housing units maximum and 15 single-family detached housing units minimum. Given that single-family detached housing generates a higher student yield per unit, if the site had been developed with a higher proportion of single-family detached housing units, then the potential student would be higher. The following projection is therefore a least case scenario.

The subject property is vacant and single-family residential.

Number of students potentially generated under current zoning: 78 students (36 elementary, 15 middle, 27 high).

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The MUDD-O zoning petition seeks to allow up to 380 multi-family units and 50 single-family attached.

CMS Planning Group: South

Average Student Yield per Unit: 0.3440 (multi-family) = 131
0.3340 (single family attached) = 15

This development may add 146 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

<table>
<thead>
<tr>
<th>Schools Affected</th>
<th>Total Classroom Teachers</th>
<th>Building Classrooms/Teacher Stations</th>
<th>20th Day Enrollment</th>
<th>Building Classroom/Adjusted Capacity (Without Mobiles)</th>
<th>20th Day, Building Utilization (Without Mobiles)</th>
<th>Additional Students As a result of this development</th>
<th>Utilization As of result of this development (Without Mobiles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELON PARK ELEMENTARY(^1)</td>
<td>53.50</td>
<td>39</td>
<td>960</td>
<td>700</td>
<td>137%</td>
<td>82</td>
<td>147%</td>
</tr>
<tr>
<td>COMMUNITY HOUSE MIDDLE</td>
<td>82.5</td>
<td>58</td>
<td>1725</td>
<td>1213</td>
<td>142%</td>
<td>31</td>
<td>144%</td>
</tr>
<tr>
<td>ARDREY KELL HIGH(^2)</td>
<td>157.0</td>
<td>96</td>
<td>3437</td>
<td>2102</td>
<td>164%</td>
<td>33</td>
<td>166%</td>
</tr>
</tbody>
</table>

1. Rezoning petition 2021-161 includes the site of the CMS 2017 Bond Projects elementary school to relieve over-crowding at Elon Park, Hawk Ridge and Polo Ridge.
2. Rezoning petition 2021-160 includes the site of the CMS 2017 Bond Projects high school to relieve over-crowding at South Mecklenburg, Ardrey Kell and Myers Park.

RECOMMENDATION

The information presented herein does not capture the relief that may be provided to Elon Park Elementary School as a result of this project, but only reflects additional student yield without relief as attendance boundaries have not been developed. As the site of a relief school, this project will provide more relief than the residential portion will generate students.