

**Petition No: 2021-161 Revised Memo**

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**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 299 multi-family units and 50 single-family attached housing units.

*CMS Planning Group: South*

Average Student Yield per Unit: 0.3440 (multi-family) = **103**  
 0.3340 (single family attached) = **15**

This development may add 118 students to the schools in this area.

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

Schools Affected	Total Classroom Teachers	Building Classrooms/ Teacher Stations	20 <sup>th</sup> Day Enrollment	Building Classroom/ Adjusted Capacity (Without Mobiles)	20 <sup>th</sup> Day, Building Utilization (Without Mobiles)	Additional Students As a result of this development	Utilization As of result of this development (Without Mobiles)
ELON PARK ELEMENTARY <sup>1</sup>	53.50	39	960	700	137%	66	145%
COMMUNITY HOUSE MIDDLE	82.5	58	1725	1213	142%	25	144%
ARDREY KELL HIGH <sup>2</sup>	157.0	96	3437	2102	164%	27	165%

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.