



**Petition No: 2023-046**

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* The MX-2 (INNOV) zoning petition seeks to allow up to 24 single-family detached units, 211 single-family attached, and 682 multi-family housing units.

*CMS Planning Group: South*

Average Student Yield per Unit: 0.6348 single-family detached = 15  
0.3340 single-family attached = 70  
0.3440 multi-family = 234

This development may add 319 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2022-23 school year.

<i>Schools Affected</i>	<i>20<sup>th</sup> Day Enrollment</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>
POLO RIDGE ELEMENTARY	598	85%	172	103%
JM ROBINSON MIDDLE <sup>1,2</sup>	1305	129%	67	135%
ARDREY KELL HIGH <sup>3,4</sup>	3529	169%	80	173%

- 1 Will be relieved in the 2025-26 school year.
- 2 Site will be assigned to relief middle school in the 2025-26 school year.
- 3 Will be relieved in the 2024-25 school year.
- 4 Site will be assigned to Ballantyne Ridge High School in the 2024-25 school year.

**RECOMMENDATION**

Existing school capacity in this area is currently inadequate but is planned. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school(s) 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. Contact CMS at [facilitiesplanning@cms.k12.nc.us](mailto:facilitiesplanning@cms.k12.nc.us).