



New Construction
Forecasted Additional K-12 Student Yields After Complete Buildouts
Based on 2023 LCSC Per Unit Yields
(OPTION C)

Name	Type	Expected Number of Units	Built Units	Remaining Units	Yield Factor 2023	Expected K-12 Students 2023 LCSC Yield Factor	Notes
*Jackson Run South	Two-to-Three Family	84	84	0	0.000	0	
Walker Farms	Two-to-Three Family	72	72	0	0.000	0	
*Bridle Oaks	Single-Family	209	53	156	0.132	28	
*Bridle Oaks South	Single-Family	99	0	99	0.271	27	
Cardinal Pointe	Single-Family	516	110	406	0.064	26	
Edmonds Creek	Single-Family	302	302	0	0.352	0	
Harvest Park	Single-Family	295	295	0	0.200	0	
*Jackson Run	Single-Family	146	80	66	0.138	(58)20	Used the average of Jackson Run and Jackson Run North
*Jackson Run East	Single-Family	227	0	227	0.148	(91)34	
*Jackson Run North	Single-Family	150	19	131	0.158	(60)24	
*Jackson Run Southeast	Single-Family	113	0	113	0.148	(45)17	Used the average of Jackson Run and Jackson Run North
*Peabody Farms	Single-Family	775	0	775	0.271	(310)210	Based on size, the yield for Walker Farms was used
Prairie Chase at Trailside	Single-Family	62	62	0	0.000	0	
The Heritage	Single-Family	260	205	55	0.098	5	
Trailside	Single-Family	401	223	178	0.119	47	
Walker Farms	Single-Family	1024	1024	0	0.271	0@ .271 = 278 Students	
Grace Fields	Single-Family	25	0	25	0.250	6	
Greenview Apartments aka SCP Apartments	Apartment	216	0	216	0.065	14	
Meadow on Main aka Bridle Oaks Farms	Apartment	264	84	180	0.429	77	Actual Yield = 2.04 Currently 129 Students Due to Being Section 42 Federal Housing
The Cottages at Bridle Oaks	Apartment	202	0	202	0.065	13	
The E Apartments	Apartment	408	0	408	0.065	26	
The Woodlands	Apartment	172	93	79	0.075	6	
Greenview Apartments Phase 2	Apartment	188	0	188	0.065	12	
The Maddox	Apartment	400	0	400	0.065	26	
Glasswater Creek	Age-Restricted Condo	128	128	0	0.000	0	
Auburn Meadows	Single-Family	249	144	105	0.360	89	
Sunbrook	Single-Family	208	93	115	0.376	78	
Sunbrook Villas	Condo	113	36	77	0.028	3	
Cedar Ridge	Single-Family	115	24	91	0.250	29	
Honor Meadow	Single-Family	54	0	54	0.426	23	
Ash St. Cottages	Condo	30	0	30	0.160	5	
Brakeman Building	Apartment	44	0	44	0.036	2	
Onyx Point	Condo	70	0	70	0.160	11	
Angilee Gardens	Single-Family	109	0	109	0.217	24	
Bel Canto Apartments (Hickory)	Apartment	246	0	246	0.065	16	
Spring Creek	Mixed	290	0	290	0.306	89	Bryans Addition is the closest comparison
Corbett Towns	Condo	96	0	96	0.160	15	
Windswept Farms	Single-Family	283	0	283	.271	77	Used average of Walker Farms
Enclave	Single-Family	54	0	54	.271	12	Used average of Walker Farms
Below is based on OPTION C							
PLEASE NOTE: These are yield factors for grades K-12.		2023 LCSC Yield Factor					
Hattie B. Stokes Boundary (K-12 Yield)		453 (K-12)					
Harney Boundary (K-12 Yield)		185 (K-12)					
Perry-Worth Boundary (K-12 Yield)		234 (K-12)					
Centra Boundary (K-12 Yield)		142 (K-12)					
Total K-12		1,014 (K-12)					
Cropper GIS indicates the low end of the national range for yield factor for single-family dwellings is .40/unit. Although LCSC yields are below this factor, below is an adjusted K-12 number for LCSC if we increased to .40/unit in Bridle Oaks, Peabody, Windswept Farms, Enclave, and Jackson Run		At National Average Yield (Low end of Range) .40/dwelling					
Hattie B. Stokes Boundary (K-12 Yield)		712 (K-12)					
Harney Boundary (K-12 Yield)		185 (K-12)					
Perry-Worth Boundary (K-12 Yield)		234 (K-12)					
Central Boundary (K-12 Yield)		142 (K-12)					
Total K-12		1,273 (K-12)					
Waterford	Mixed	3000 to 4000	0		0.269	806 to 1074	15+ Year Buildout if Started

*Denotes Neighborhoods in 2024-25 Perry-Worth Boundary Moving to Hattie B. Stokes in Options A, B, and C.

Completed subdivisions will continue to generate additional pupils as turnover housing, not based on new construction.
 Yields do not include Waterford Development