

## Site Configurations

**Configuration A – Meets Goal of 1,000 Units**

Sites within Configuration	Current Zoning (units per acre)	Number of Acres in Overlay Zoning	Total Units with Current Zoning	Total Units with Overlay Zoning
1. Kmart	24	7.85	188	471
2. Clayton Faire	24	4.13	99	248
8. Palm Lakes Frontages	33	2.90	96	174
16. Kirker Pass & Myrtle	10	2.35	24	141
18. 1539 Kirker Pass	33	0.94	31	56
Totals		18.17	438	1,090

**Configuration B – Meets Goal of 1,000 Units**

Sites within Configuration	Current Zoning (units per acre)	Number of Acres in Overlay Zoning	Total Units with Current Zoning	Total Units with Overlay Zoning
1. Kmart	24	7.85	188	471
2. Clayton Faire	24	4.13	99	248
8. Palm Lakes Frontages	33	2.90	96	174
18. 1539 Kirker Pass	33	0.94	31	56
3. Staples / CVS	24	10.28	247	617
Totals		26.1	661	1,566

**Configuration C – Meets Goal of 1,000 Units**

Sites within Configuration	Current Zoning (units per acre)	Number of Acres in Overlay Zoning	Total Units with Current Zoning	Total Units with Overlay Zoning
1. Kmart	24	7.85	188	471
2. Clayton Faire	24	4.13	99	248
8. Palm Lakes Expanded	33	5	165	300
Totals		16.98	452	1,019

**Configuration D – Meets Goal of 1,000 Units**

Sites within Configuration	Current Zoning (units per acre)	Number of Acres in Overlay Zoning	Total Units with Current Zoning	Total Units with Overlay Zoning
1. Kmart	24	7.85	188	471

8. Palm Lakes Entire Site	33	12.87	425	<b>772</b>
Totals		20.72	452	<b>1,243</b>

**Configuration E – Does Not Fully Achieve Goal**

Sites within Configuration	Current Zoning (units per acre)	Number of Acres in Overlay Zoning	Total Units with Current Zoning	Total Units with Overlay Zoning
1. Kmart	24	7.85	188	<b>471</b>
2. Clayton Faire	24	4.13	99	<b>248</b>
8. Palm Lakes	33	2.90	96	<b>174</b>
18. 1539 Kirker Pass	33	0.94	31	<b>56</b>
Totals		15.82	414	<b>949</b>

**Configuration F – Does Not Fully Achieve Goal**

Sites within Configuration	Current Zoning (units per acre)	Number of Acres in Overlay Zoning	Total Units with Current Zoning	Total Units with Overlay Zoning
1. Kmart	24	7.85	188	<b>471</b>
2. Clayton Faire	24	4.13	99	<b>248</b>
8. Palm Lakes	33	2.90	96	<b>174</b>
16. Kirker Pass & Myrtle	10	1.17	12	<b>71</b>
Totals		16.05	395	<b>964</b>

Notes:

1. The Kmart site only includes the area covering the vacant building and parking lot.
2. The Clayton Fair site only includes buildings fronting Clayton Road; it excludes In-Shape, Clayton Bowl, Centre Concord, and the dentist office at Balhan Drive.
3. For Palm Lakes, only the vacant grass frontage areas are included in Configurations A and B. In Configuration C, the area increases to 5 acres, while Configuration D encompasses the entire 13-acre site.
4. The Kirker Pass and Myrtle site is 2.35 acres; however, only 1.17 acres are considered due to overhead transmission lines that limit the site's development potential.
5. 1539 Kirker Pass is a single-family residential site.
6. The CVS/Staples site includes Burger King, New Lims Garden, and the strip mall to the rear. This site is situated in a low-resource area and lies outside the Racially Concentrated Areas of Affluence (RCAA). It is not prioritized in the site configurations as it does not align with program objectives.