



Facilities Planning & Real Estate
3301 Stafford Drive
Charlotte, NC 28208
Email: facilitiesplanning@cms.k12.nc.us

Petition No: 2025-025

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The N1-C (CD) zoning petition seeks to allow up to 21 single family attached housing units.

CMS Planning Group: West

This development may add 3 students to the schools in this area.

The following data is as of 20th Day of the 2024-25 school year.

Schools	20th day Enrollment	20th day Building Utilization without Mobiles	Additional Students as a result of this development	Utilization as a result of this development
River Gate Elementary	693	105%	1	105%
Southwest Middle	1205	130%	1	130%
Palisades High	2332	112%	1	112%

Summary

Existing school capacity in this area is currently inadequate for elementary and middle schools. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school(s) listed above. Existing school capacity in this area is currently adequate for high school. Utilization is above 100% for high school, however, it is below the flex limit of 130%.

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.