



Facilities Planning & Real Estate
3301 Stafford Drive
Charlotte, NC 28208
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Petition No: 2025-034

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The N2-B (CD) zoning petition seeks to allow up to 79 single family attached housing units.

CMS Planning Group: South

This development may add 26 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
Polo Ridge Elementary	634	95%	12	97%
Rea Farms K-8	1098	104%	5	104%
Ardrey Kell High	3036	151%	9	151%

Summary

Existing school capacity in this area is currently adequate for elementary and middle schools. Utilization is above 100% for middle school.; however, it is below the flex limit of 130%. Existing school capacity in this area is currently inadequate for high school. 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.