



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

Petition No: 2025-126

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: The N2-B (CD) zoning petition seeks to allow up to 164 housing units, which will include 144 senior housing units and 20 single-family attached housing units.

It is important to note that senior housing units do not affect the number of students attending local schools. This petition is based on the 20 single-family attached units.

CMS Planning Group: East

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
Windsor Park Elementary	470	88%	1	88%
Eastway Middle	849	109%	0	109%
Garinger High	1877	100%	2	100%

Summary

Existing school capacity in this area is currently adequate for elementary, middle, and high schools. Utilization is above 100% for middle 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.