



**Facilities Planning & Real Estate**  
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**Petition No: 2025-138**

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* The R-17 MF(CD) SPA zoning petition seeks to allow up to 134 apartment housing units.

*CMS Planning Group:* West

This development may add 44 students to the schools in this area.

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

<b>Schools</b>	<b>20<sup>th</sup> day Enrollment</b>	<b>20<sup>th</sup> day Building Utilization without Mobiles</b>	<b>Additional Students as a result of this development</b>	<b>Utilization as a result of this development</b>
Pinewood Elementary	520	111%	24	117%
*Alexander Graham Middle	1187	96%	12	98%
Harding High	1204	99%	8	101%

\*Will be relieved by the 2023 Bond Project New Middle School Cato Ridge in 2026-27.

**Summary**

Existing school capacity in this area is currently inadequate for elementary school. Existing school capacity in this area is currently adequate for middle and 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](mailto:facilitiesplanning@cms.k12.nc.us).