Rezoning Impact Review

Petition No: 2026 - 024

Facilities Planning & Real Estate
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Proposed Development Overview			
Proposed Units: **800 Multifamily**	**Parcel (s):** **11910318, 11910399, 11910398, 11910396, 11910395, 11910397**	**Existing Zoning District:** **ML-1, ML-2, OFC, N1-D**	**School Board District:** **2**
		Proposed Zoning District: **RAC(CD), N2-A(CD), NC(CD)**	**CMS Planning Group / Area:** **Central / 2**

The following data reflects official enrollment and building utilization as of the 20th day of the 2025-26 school year. The 20th-day enrollment count is used because it provides a stable and consistent enrollment snapshot for evaluating school capacity and utilization across the district.

Name of School	20th Day Enrollment	Total Capacity	Current Utilization	Estimated New Students from Development	Estimated Utilization Rate from Development
Dilworth Elem.	**849**	**829**	**102%**	**76**	**111%**
Sedgefield Middle	**795**	**765**	**104%**	**40**	**109%**
Myers Park High	**2,858**	**2,125**	**134%**	**48**	**137%**

Capacity and Utilization Analysis:
The schools serving this development currently operate at the utilization levels shown above. Charlotte-Mecklenburg Schools evaluate both school capacity and utilization when assessing the potential impacts of new development. School capacity is the number of students a facility is designed to accommodate, while school utilization represents enrollment as a percentage of that capacity. While utilization above 100% indicates enrollment exceeds permanent building capacity, schools may continue operating through the use of mobile classrooms, program adjustments, boundary changes, or future capital investments.

School Capacity Review Threshold: Schools operating at or projected to exceed 85% utilization are identified as approaching capacity constraints. This threshold serves as an early warning indicator for decision-makers when considering the cumulative impacts of growth and the need for future capacity relief measures.

One or more schools serving this development are projected to exceed 100% utilization as a result of the proposed development.

Where projected utilization meets or exceeds 85%, CMS recommends that decision-makers consider the cumulative impact of residential growth on school capacity and the timing of planned capacity relief projects.

Applicants are encouraged to contact Charlotte-Mecklenburg Schools prior to development submittal to discuss anticipated enrollment impacts, capacity conditions, and potential mitigation strategies. For additional information, contact CMS Facilities Planning at facilitiesplanning@cms.k12.nc.us.