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**TO:** Joe Mangum, AICP, Entitlement Services  
**FROM:** Jason Pauling, AICP, Long Range Planning  
**SUBJECT:** RZP 2025-091: 2040 Comprehensive Plan Consistency  
**LOCATION:** Steele Creek Road, north of Brightside Drive and south of Whispering Pines Lane (PID: 14110107, 14110113)  
**DESCRIPTION:** Zoning Change Request from O-2 (CD) (AND0) to N2-A (CD) (AND0)  
**ACREAGE:** 6.97 acres  
**DATE:** 1/14/2026

The Long-Range Division of the Planning, Design and Development Department offers the following comments on the above referenced rezoning petition.

### **Recommendation Summary**

The petition is **consistent** with the goals and policies of the [Southwest Middle Community Area Plan](#). The petition is **in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the Neighborhood 2 (N2) Place Type

### **SOUTHWEST MIDDLE COMMUNITY AREA PLAN**

The petition facilitates the following priority for the Southwest Middle Community Area Plan:

#### **Goal 1: 10 Minute Neighborhood**

This petition is in proximity (1/4-mile) to a transitional commercial area that includes accessible goods and services, including a service station, drug store, financial (atm) options, and a variety of retail goods and restaurants. A bus route exists along Shopton Road, with the nearest stop approximately 0.2-miles away. Steele Creek Road transitions to an “Avenue” classification in front of the petitioner’s site, which will include a separated bike lane.

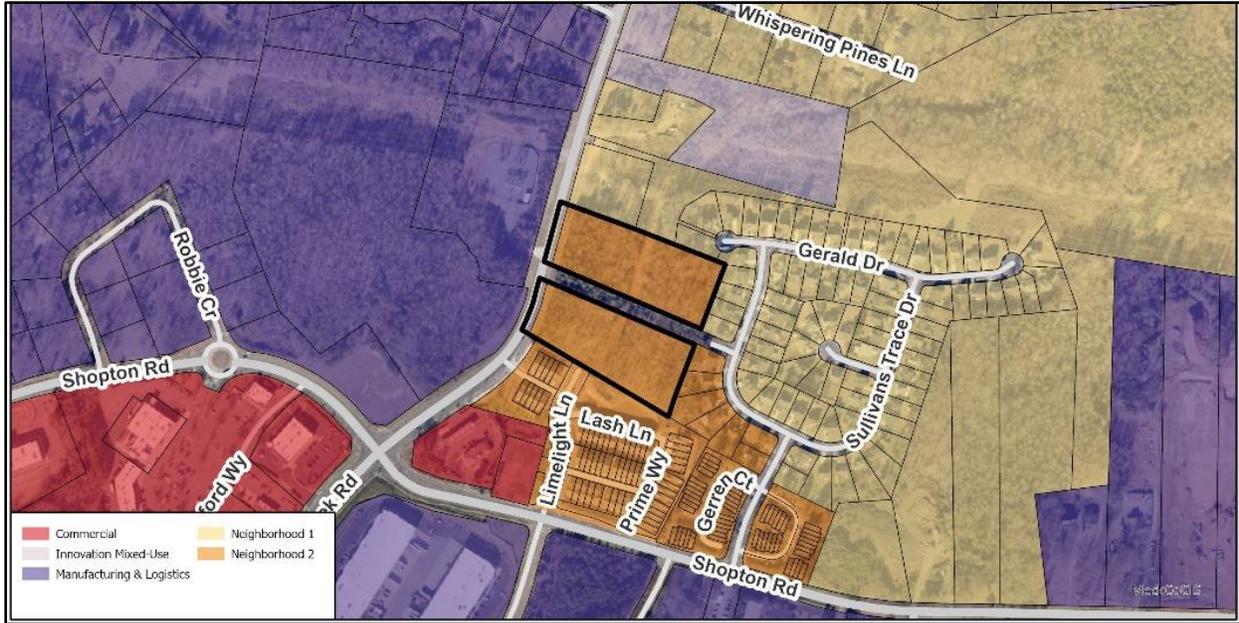
#### **Goal 2: Neighborhood Diversity and Inclusion**

This petition advances this goal with a proposal to add 68 attached residential (townhome) units to the area.

### **POLICY MAP**

This petition **is in alignment** with the petition within the Neighborhood 2 (N2) Place Type on the 2040 Policy Map (See Figure 1).

**Figure 1: 2040 Policy Map**



**Comprehensive Plan, 2040 Policy Map, and Supporting Community Areas Plans  
Community Area Plan (CAP) – Southwest Middle, adopted November 24, 2025**

- Community Area Plan - Priority Goals of the Area Plan:**  
 While it is important to advance all ten of the Charlotte Future 2040 Comprehensive Plan goals across the City, some goals are more of a priority for a geography based on the community’s needs for increased access and reduced impacts.

Based on the Southwest Middle’s needs, Table 1 below represents an analysis of how the petition facilitates the priority Comprehensive Plan Goals for the geography.

**Table 1: Community Area Plan Priority Goals**

Community Area Plan Priority Goal	How does the petition specifically facilitate the priority goal?
Goal 1: 10-Minute Neighborhoods	This petition is in proximity (1/4-mile) to a transitional commercial area that includes accessible goods and services, including a service station, drug store, financial (atm) options, and a variety of retail goods and restaurants. A bus route exists along Shopton Road, with the nearest stop approximately 0.2-miles away. Steele Creek Road transitions to an “Avenue” classification in front of the petitioner’s site, which will include a separated bike lane.

Goal 2: Neighborhood Diversity and Inclusion	This petition advances this goal with a proposal to add 68 attached residential (townhome) units to the area.
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- **Community Area Plan - Creating Complete Communities Policy Review**

PT 5 – N/A

- **Community Area Plan - Supporting the Vision Policy and Assessment Recommendation Review**

Supporting the Vision section outlines adopted and recommended policies, regardless of Place Type designations, to help guide decisions for Mobility, Open Space, Environmental Justice & Sustainability, Community Character and Public Facilities & Services.

The Mobility, Open Space and Community Character Assessments apply to petitions within an area designated by the 2040 Policy Map as an activity center. To fully realize the aspirations of those mixed-use Place Type recommendations and advance Charlotte’s goals, future development should help further aspirations related to Mobility, Open Space and Community Character. Table 2 below represents an analysis of how the petition meets the policy recommendations.

**Table 2: Policy Recommendations**

<b>Policy Recommendation</b>	<b>How does the petition specifically meet the policy?</b>
Open Space OS-1: To increase access to open space, ensure new development/redevelopment provides enhanced open space(s), as encouraged by the designated Place Type and required by the Unified Development Ordinance.	Through plan review, the developer should ensure that open space is equally accessible to all units and useable whether active or passive.
Environmental Justice EJ-1: To ensure future residents do not live near undesirable or unhealthy land uses, discourage residential development/redevelopment in areas designated Manufacturing & Logistics.	N/A
Environmental Justice EJ-2: To ensure compatible land uses near industrial land uses, encourage Commercial or Innovation Mixed-Use development/redevelopment adjacent to areas designated Manufacturing & Logistics.	N/A
Environmental Justice EJ-8: To reduce brownfields and hazardous sites, the City should consider adjacent Place Type designations and preferred adjacencies, as outlined in the Policy Map Manual, when approving new land	N/A

uses for redeveloped “Areas of Environmental Concern.”	
Community Character CC-5: To retain neighborhood culture and identity, Charlotte should use pattern books and regulatory tools such as neighborhood character overlays, historic districts, and other community-driven strategies to guide residential infill development.	N/A
Public Facilities PS-4: To ensure delivery of adequate public services, align Charlotte’s annexation policy with public facility needs.	N/A

Table 3 below represents an analysis of Alignment with the 2040 Policy Map.

**Table 3: Alignment with the 2040 Policy Map**

2040 Policy Map Place Type Designation	Petition Consistency
Neighborhood 2 (N2)	<b>IN ALIGNMENT WITH</b> the recommendation for Neighborhood 2 (N2).

Table 4 below represents an analysis of how the petition meets the components of the proposed **Neighborhood 2 (N2)** Place Type.

**Table 4: Neighborhood 2 (N2) Place Type Components**

Place Type Component	Place Type Description	How does the petition specifically meet the Place Type Component?
<b>Land Uses</b>	The primary uses in this Place Type are multi-family and single-family attached residential. Lower intensity housing types may include a mix of housing types	The petitioner is requesting N2-A to develop up to sixty-eight (68) attached (townhome) units within eighteen total buildings, this includes duplex buildings up to buildings with five units.
<b>Character</b>	This Place Type is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment. Neighborhood 2 developments typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas.	Of the proposed 68 units, 18 will front on Steele Creek Rd, 8 units will front on Limelight Lane (proposed to extend from the south), and a pair of duplexes (4 units) are proposed to front on Red Spring Drive. Driveway access to all units is proposed via private alleys. 26 units are proposed to front onto areas labeled as open space, water quality, or tree save areas. If approved and through plan review, these areas should be equally accessible to the greatest extent practical. At the rear of the development, there are an additional 12 units that appear to front onto the required landscape buffer in lieu of open space. This situation is not ideal, particularly where front doors may directly face a

		retaining wall, or the back yards of the adjoining residential development.
<b>Mobility</b>	Neighborhood 2 places typically serve as a transition between lower-density development and higher-intensity centers and have a well-connected and dense street network with short blocks providing multiple route options to better accommodate walking, cycling, and transit use.	The proposed site plan shows access to all internal units via private alleys with sidewalks at the front of units.
<b>Building Form</b>	N2 attached residential buildings are typically not more than five stories and designed to be oriented to streets with prominent entrances providing pedestrian access from the public sidewalk, or along active open spaces.	The 12 units that front onto the required landscape buffer are not an ideal building form. Through plan review, consider relocating, reconfiguring or removing some of those units.
<b>Open Space</b>	This Place Type includes privately owned, common open space that serves individual residential developments with a range of forms, from playgrounds and recreation spaces, to plazas, courtyards and rooftop decks. Natural open spaces and tree preservation areas are also an important feature and should be included in neighborhoods.	Through plan review, the developer should ensure that open space is equally accessible to all units and useable whether active or passive.