

DATE: 1/2/2026

TO: Joe Mangum, AICP – Entitlement Services

FROM: Jason Pauling, AICP – Long Range Planning

SUBJECT: REZ 2025-113: 2040 Comprehensive Plan Consistency

LOCATION: 2215 West Blvd, Charlotte, NC 28269 (PID: 14518455)

DESCRIPTION: Zoning Change Request from CG and N1-C to N1-D – 0.38 acres.

The Long-Range Division of the Planning, Design and Development Department offers the following comments on the above referenced rezoning petition. Please communicate these comments with the petitioner to the greatest extent practical and incorporate into the public hearing staff analysis report.

- I. **Plan Consistency:** This petition is **INCONSISTENT** with the 2040 Policy Map recommendation for **Neighborhood Center (NC)**. An amendment to the 2040 policy map, and place type change is required to Neighborhood 1 (N1). Although this request is inconsistent, staff supports this amendment as a better transition between existing commercial zoning, and Neighborhood 1 that exists along Morning Drive. The table below represents elements of the N1 Place Types:

Land Uses	The primary uses in this Place Type are single-family detached homes, accessory dwelling units, duplexes, triplexes, quadplexes and civic uses. Smaller lot single-family detached developments provide a transition between higher volume streets and the interior of neighborhoods. The greatest density of housing in this Place Type is located within walking distance of an activity center.
Character	This Place Type is characterized by low-rise residential buildings, uniformly setback from the street, and generally consistent lot sizes. Front lawns or landscaped yards are found between residences and the street, and individual back yards are commonly found for each main residential building. There is limited impervious cover between residential buildings and the street. Many of the individual neighborhoods in this Place Type have unifying characteristics, such as setbacks and building heights, that have been maintained as they were originally developed.
Mobility	A very well-connected local street network provides safe and direct access throughout the neighborhood and to and through the neighborhoods and adjacent Place Types. This street network helps disperse vehicular traffic and allows residents to walk or bike to transit and nearby destinations.

Building Form	The typical building in a Neighborhood 1 place is a single-family residential building up to 3 or 4 stories. Principal buildings are typically oriented with the front facade and main entrances connecting to the public sidewalk.
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II. **2040 Plan Goal Applicability:** The petition could facilitate the following 2040 Comprehensive Plan Goals:

	Goal 2: Neighborhood Diversity & Inclusion – Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.
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