
TO: Sheighla Tippet, MS, Entitlement Services
FROM: Tolu Ibikunle, AICP, Long Range Planning
SUBJECT: RZP 2025-119: 2040 Comprehensive Plan Consistency
LOCATION: 6601 Carnegie Blvd.
DESCRIPTION: Zoning Change Request from B-1SCD & MUDD-O to RAC(CD)
ACREAGE: 3.88 acres
DATE: 1/15/2026

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 [South Middle Community Area Plan](#). The petition is **in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the Regional Activity Center Place Type

SOUTH MIDDLE COMMUNITY AREA PLAN

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

Goal 1: 10 Minute Neighborhood

The petition supports Goal 1 because the site may be developed as a mixed-use project. It may include multi-family stacked residential units near essential goods and services with commercial, office, retail, restaurant/bar, personal services, fitness and other uses, as allowed in the RAC zoning district. Furthermore, the second highest priority for this CAP is access to amenities. The site's proximity to existing goods and services and the proposal for additional amenities support this goal.

2040 COMPREHENSIVE PLAN

The petition could facilitate additional Comprehensive Plan Goals:

Goal 5: Safe and Equitable Mobility

Adair Ct has a private easement to access the two properties that make up this project site. Adair Ct will be upgraded to a non-network-required private street (built to public street standards) for pedestrian, bicycle, and vehicular connections to Colony Plaza Dr. This new connection exceeds UDO requirements. It will give the north/south street connection needed in this area.

POLICY MAP

This petition **is in alignment** with the petition within the Regional Activity Center (RAC) 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) – South 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 South Middle CAP’s need for increased access to housing choices, 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	The petition supports Goal 1 because the site may be developed as a mixed-use project. It may include multi-family stacked residential units near essential goods and services with commercial, office, retail, restaurant/bar, personal services, fitness and other uses, as allowed in the RAC zoning district. Furthermore, the second highest priority for this CAP is access to amenities. The site’s proximity to existing goods and services and the proposal for additional amenities support this goal.

Goal 2: Neighborhood Diversity and Inclusion	N/A
Goal 3: Housing Access for All	N/A
Goal 4: Transit- and Trail-Oriented Development (2T-OD)	N/A
Goal 8: Diverse and Resilient Economic Opportunity	N/A

- **Additional Comprehensive Plan Goal(s) Facilitated by the Petition:**

In addition to the priority goals of the area plan, Table 2 below represents an analysis of how the petition may facilitate additional Comprehensive Plan Goals.

Table 2: Additional Comprehensive Plan Goals

Comprehensive Plan Goal	How does the petition specifically facilitate additional goals?
Goal 5: Safe and Equitable Mobility	Adair Ct has a private easement to access the two properties that make up this project site. Adair Ct will be upgraded to a non-network-required private street (built to public street standards) for pedestrian, bicycle, and vehicular connections to Colony Plaza Dr. This new connection exceeds UDO requirements. It will give the north/south street connection needed in this area.

- **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 3 below represents an analysis of how the petition meets the policy recommendations.

Table 3: Policy Recommendations

Policy Recommendation	How does the petition specifically meet the policy?
Open Space OS-1: To increase access to open space, ensure new development/redevelopment provides enhanced open space(s), as encouraged by the	N/A

designated Place Type and required by the Unified Development Ordinance.	
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 uses for redeveloped “Areas of Environmental Concern.”	N/A
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

- Assessment Recommendations (Petitions within an Activity Center or IMU)**
 Table 4 below represents an analysis of how the petition may help meet the aspirational goals for the CAC Place Type.

Table 4: Policy Recommendations (Petitions inside an Activity Center or IMU)

Assessment Recommendation	Does the petition specifically meet the recommendation?
Mobility Help provide a pedestrian network that is complete, direct, safe and comfortable and designed to accommodate significant pedestrian activity.	The petition provides a pedestrian network through Adair Ct. Adair Ct will remain private but will be upgraded to public street standards and extended to Colony Plaza Dr for pedestrian access and other modes of transportation.
Mobility Help provide a “park once” and walk development or other mobility options between destinations.	The petition provides a “park once” and walk development because the site is within the SouthPark Municipal Service District, which offers the SouthPark Skipper. The

	SouthPark Skipper is an on-demand microtransit service that connects users to destinations within the district. Additionally, the petition promotes walking due to the site's connection to existing sidewalks on Carnegie Blvd and to proposed sidewalks on Adair Ct.
Mobility Help provide a center that is easily accessible via transit, and transit facilities located and designed to support accessibility.	The petition provides a development close to the CATS bus routes 19, 20, and 28 on Carnegie Blvd.

Table 5 below represents an analysis of Alignment with the 2040 Policy Map.

Table 5: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
Regional Activity Center	IN ALIGNMENT WITH the recommendation for Regional Activity Center (RAC) .

Table 6 below represents an analysis of how the petition meets the components of the proposed **Regional Activity Center (RAC)** Place Type.

Table 6: Regional Activity Center Place Type Components

Place Type Component	Place Type Component Description	How does the petition specifically meet the Place Type Component?
Land Uses	The land uses within this Place Type are typically vertically-mixed use, office, multi-family, restaurant, retail, entertainment, personal service, and institutional.	The petition meets this Place Type component because the site may be developed as a mixed-use project. It may consist of multi-family stacked residential units, commercial, office, retail, restaurant/bar, personal services and fitness uses.
Character	This Place Type is characterized by mid- to high-rise buildings in a walkable, transit-friendly environment.	This petition meets this Place Type element through the site's location within a pedestrian and transit-friendly area. Furthermore, the proposed building height is up to 275 ft (roughly 20 to 27 stories) as measured by and permitted under the RAC zoning district. If any building height is above 150', the bonus menu options in the UDO will be used. Planning staff expressed the need for any buildings' heights to complement the area's character.
Mobility	Regional Activity Centers have very well-connected street networks with small blocks and walkable connections. The street	The petition meets the mobility recommendations through the proposed connection of Adair Ct to Colony Plaza Dr and upgrades that provide pedestrian and bicycle access. Adair Ct connects to Carnegie Blvd,

	networks support biking and transit.	which has existing sidewalks and is serviced by CATS bus routes 19, 20 and 28.
Building Form	Regional Activity Centers usually include mid- or high-rise buildings with active ground floors and building step backs on upper floors.	<p>The petition meets the Place Type requirement because it plans to use most of the building's ground floor for activities that bring people to the area. These activities could include shops, offices, homes, or other spaces where people can gather and spend time.</p> <p>The goal of using the ground floor this way is to make streets feel lively, safe, and welcoming. When there are places like stores, cafes and community spaces on the ground floor, more people walk by and spend time there. This helps people feel safer because others are around, encourages neighbors to interact, and helps local businesses grow.</p> <p>For example, the petition includes active uses along 90% of the building's ground floor on Carnegie Blvd and 60% along Adair Ct for each development area. Some areas, like driveways, exits, stairways, and equipment rooms, are not counted. At least half of the active spaces along each street will be non-residential uses, like shops or offices.</p>
Open Space	Improved open space is a key feature of this Place Type, with many public and private spaces.	The petition meets this Place Type element. The vision for this petition is to redevelop the site as a mix of residential and commercial uses, along with inviting pedestrian open spaces.