
TO: Joe Mangum, AICP, Entitlement Services
FROM: Jason Pauling, AICP, Long-Range Planning
SUBJECT: RZP 2024-143: 2040 Comprehensive Plan Consistency
LOCATION: 1924 Remount Road (PID: 11901210, 11901207, 11901204, 11901203)
DESCRIPTION: Zoning Change Request from ML-1 & ML-2 to CAC-1(CD) to contain a minimum of two CAC-1 uses and reserve right-of-way for future transit infrastructure.
ACREAGE: 13 acres
DATE: 4/16/2026

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 [West Inner Community Area Plan](#).

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

WEST INNER COMMUNITY AREA PLAN

The petition could facilitate the following priority goals for the West Inner Community Area Plan:

- *Goal 4: Transit & Trail-Oriented Development:* Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.

2040 COMPREHENSIVE PLAN

The petition could facilitate additional Comprehensive Plan Goals:

- *Goal 1: 10 Minute Neighborhoods:* All Charlotte households should have access to essential amenities, goods, and services within a comfortable, tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit trip.

POLICY MAP

This petition is in alignment with Community Activity Center (CAC) on the 2040 Policy Map (See Figure 1).

Figure 1: 2040 Policy Map

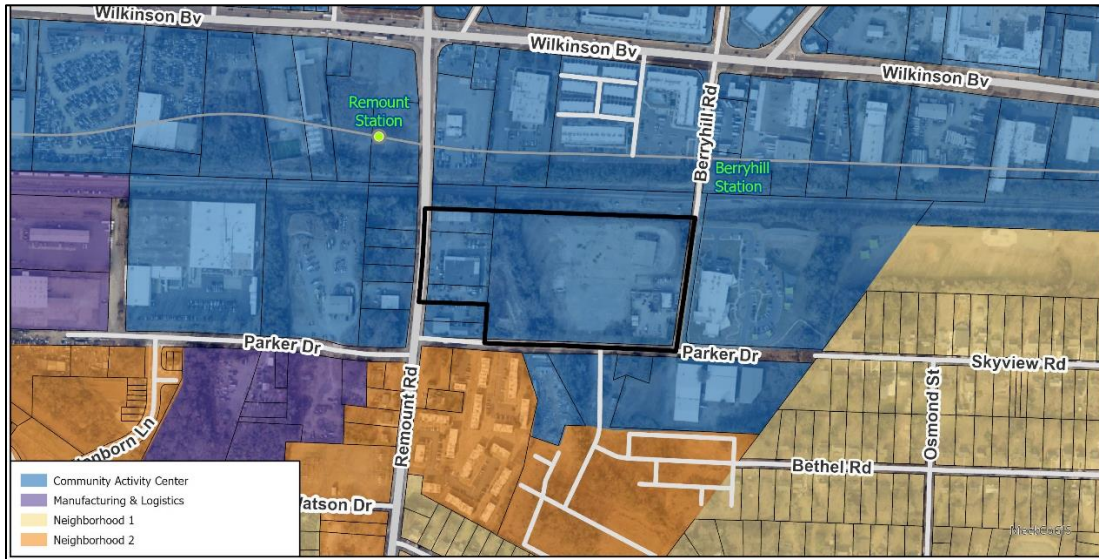


Table 1 below represents an analysis of Alignment with the 2040 Policy Map.

Table 1: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
COMMUNITY ACTIVITY CENTER (CAC)	IN ALIGNMENT WITH the recommendation for CAC .

**Comprehensive Plan, 2040 Policy Map, and Supporting Community Areas Plans
Community Area Plan (CAP) – West Inner, adopted April 13, 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 West Inner CAP’s need for housing access and environmental impact mitigation, Table 2 below represents an analysis of how the petition could facilitate the priority Comprehensive Plan Goals for the geography.

Table 2: Community Area Plan Priority Goals

Community Area Plan Priority Goal	How does the petition specifically facilitate the priority goal?
Goal 4: Transit- and Trail-Oriented Development (2T-OD)	The proposal to add new housing and mixed use development could help support the compact, transit oriented development envisioned by this goal.

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

In addition to the priority goals of the area plan, Table 3 below represents an analysis of how the petition could facilitate additional Comprehensive Plan Goals.

Table 3: Additional Comprehensive Plan Goals

Comprehensive Plan Goal	How does the petition specifically facilitate additional goals?
Goal 1: 10-Minute Neighborhoods	The proposal of adding a maximum of 985 multi-family residential units and a minimum of 5,000 square feet of non-residential uses could help support this goal with its location along the future Silver Line corridor.

Table 4 below represents an analysis of how the petition meets the components of the proposed **Community Activity Center (CAC)** Place Type.

Table 4: Community Activity Center Place Type Components

Place Type Component	Place Type Component Description	How does the petition specifically meet the Place Type Component?
Land Uses	CAC typically includes retail, restaurant, entertainment, personal services, office, and multi-family residential as primary uses. In Transit Station Areas, multi-family and/or office may be primary uses. Non-residential uses should be well-designed to support walkability.	The petition proposes adding a maximum of 985 multi-family residential units and a minimum of 5,000 square feet of non-residential uses near the future CATS Silver Line corridor.
Character	This Place Type is characterized by low to mid-rise commercial, residential, civic,	A change in zoning to CAC-1 will align with character of CAC Place Types, and the surrounding area. CAC-1 accommodates appropriate uses and

	institutional, and mixed-use buildings in a pedestrian-oriented environment.	scale in anticipation of the Silver Line without the intensity of CAC-2 commonly found in more urban areas of the City.
Mobility	Activity Center place types include a transportation network that supports highly accessible “10-minute neighborhoods” and a “park once” environment. CACs are typically located at key intersections, or on major Arterials with transit service. Easy access and direct connections to nearby neighborhoods help reduce trip lengths and encourage transit use, walking, or bicycling.	The petitioner will be required to make off-site transportation improvements including intersection improvements along Wilkinson Blvd. and crosswalk signals at all corners. Additionally, a pedestrian pathway will be constructed through the site to provide access to all uses, to future transit stations, and to sidewalks proposed along Remount, Berryhill and Parker.
Building Form	The typical building is a commercial, institutional, multi-family or mixed-use building of five to seven stories. Some buildings in Transit Station Areas are taller. Buildings are designed with active ground floor uses to support a vibrant pedestrian environment.	The rezoning site plan includes building envelopes with live/work or commercial buildings that front Remount Road, as well as building envelopes along Parker Drive and Berryhill Road.

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 5 below represents an analysis of how the petition meets the policy recommendations. These policies are specifically tracked for rezoning petitions.

Table 5: Policy Recommendations

Policy Recommendation	How does the petition specifically meet the policy?
<p>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.</p>	<p>This petition meets this policy through the estimated open space and pedestrian path (greenway) proposed through the site.</p>
<p>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.</p>	<p>This petition advances this policy by converting a previous industrial use to an activity center with both residential and non-residential uses in a transit-oriented area.</p>
<p>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.</p>	<p>The existing properties are used as auto service, tree care and landscape management with outdoor storage. An upgrade to CAC is a preferred adjacency</p>
<p>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.”</p>	<p>The existing properties are used as auto service, tree care and landscape management with outdoor storage. An upgrade to CAC is a preferred adjacency</p>
<p>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.</p>	<p>N/A</p>
<p>Public Facilities</p>	<p>N/A</p>

PS-4: To ensure delivery of adequate public services, align Charlotte's annexation policy with public facility needs.	
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