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**TO:** Maxx Oliver, CZO, Entitlement Services  
**FROM:** Abie Bonevac, CZO, Long Range Planning  
**SUBJECT:** RZP 2025-027: 2040 Comprehensive Plan Consistency  
**LOCATION:** 538 Valleydale Road (PID: 03521305)  
**DESCRIPTION:** Zoning Change Request from N1-B and CG to N2-A(CD)  
**ACREAGE:** 4.77 acres  
**DATE:** 4/7/2026

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 Middle Community Area Plan](#).

The petition is **not in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the Commercial Place Type

### **WEST MIDDLE COMMUNITY AREA PLAN**

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

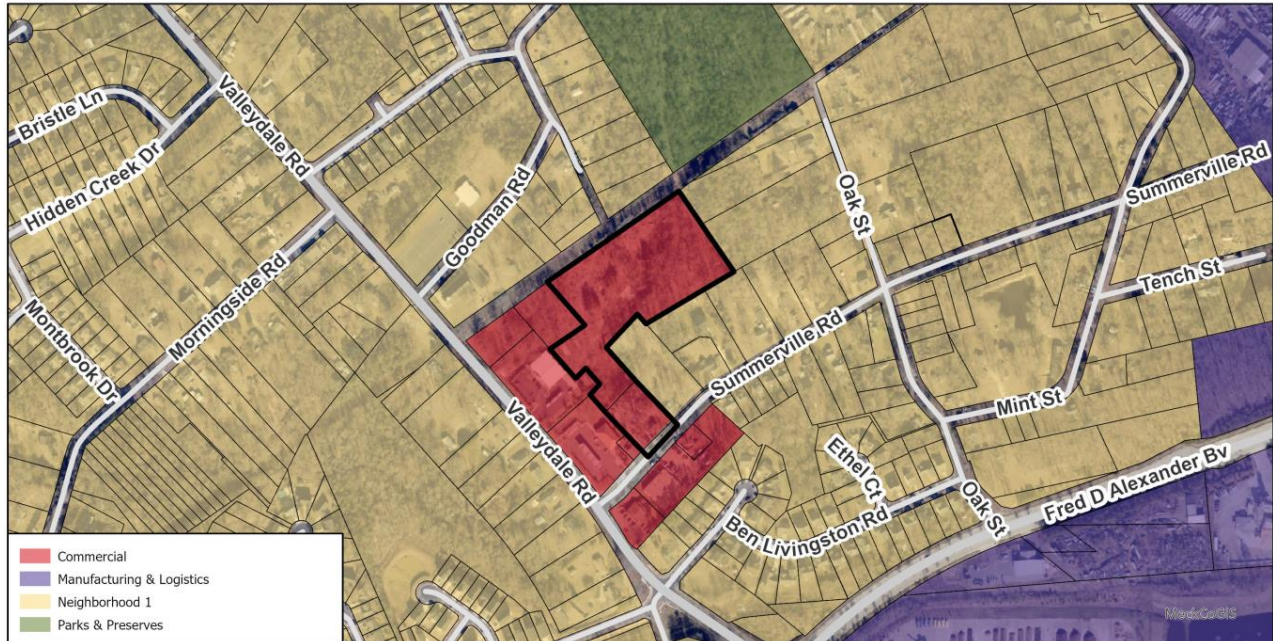
**Goal 2: Neighborhood Diversity and Inclusion.** The petition potentially furthers this goal by providing a mix of housing types such as duplexes, triplexes, and quadraplexes.

**Goal 3: Housing Access for All.** The petition has conditioned that all housing units will be House Charlotte eligible and all dwellings will be deed restricted to ensure affordability for a minimum seven (7) year period.

### **POLICY MAP**

This petition **is not in alignment** with the Commercial (COMM) on the 2040 Policy Map (See Figure 1).

**Figure 1: 2040 Policy Map**



**Minor Map Amendment Criteria**

The petition with the **Commercial Place Type** designation meets the Minor Map Amendment Criteria referenced in the adopted Policy Map Manual to **change the recommended Place Type to Neighborhood 2 as follows:**

**Table 1: Minor Map Amendment Criteria**

<b>Criteria for Neighborhood 2</b>	<b>Description</b>	<b>Does the petition meet the criteria?</b>
Minimum Acreage Preferred (Includes adjacent parcels of the same Place Type)	2-4 acres*  **2 acres may be appropriate for infill sites within 1/2 mile walkshed of high-capacity transit and 1/4 to 1/2 mile of an Activity Center. Regardless of the proposed acreage, additional contextual, locational, and site-specific factors will also be considered.	Yes, the petition meets the minimum acreage.

Preferred Place Type Adjacency	N1; NAC; CAC; RAC; COMM; CAMP; IMU; PP	The petition is adjacent to N1 and COMM.
Locational Criteria	<p>All considered:</p> <ul style="list-style-type: none"> <li>• Within ½ mile walkshed of high-capacity transit station or within ½ mile of a major transportation corridor</li> <li>• Within ¼ or ½ mile of Activity Centers, Campus or Innovation Mixed Use</li> <li>• Within Access to Housing Gap (EGF)</li> <li>• Remnant parcel which is a small piece of land left over after a large property is subdivided, developed, or altered.</li> <li>• Frontage along arterial or major roads</li> </ul>	<p>The petition is located within ½ mile walkshed of a high-capacity transit station or within ½ mile of a major transportation corridor. The petition is not located within ½ mile of an Activity Center, Campus, or Innovation Mixed Use. The petition is located within an Access to Housing Gap. The petition does not have frontage along an arterial or major road and is not considered a remnant parcel. While the petition is not within ¼ or ½ mile of Activity Center, Campus or Innovation Mixed Use, it is adjacent to a commercial area that provides access to goods and services.</p>

**Comprehensive Plan, 2040 Policy Map, and Supporting Community Areas Plans**  
**Community Area Plan (CAP) –West Middle, adopted April 13, 2026**

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- **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 Middle CAP’s need for increased access to housing choices, 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**

<b>Community Area Plan Priority Goal</b>	<b>How does the petition specifically facilitate the priority goal?</b>
Goal 1: 10-Minute Neighborhoods	N/a
Goal 2: Neighborhood Diversity and Inclusion	The petition potentially furthers this goal by providing a mix of housing types such as duplexes, triplexes, and quadraplexes.
Goal 3: Housing Access for All	The petition has conditioned that all housing units will be House Charlotte eligible and all dwellings will be deed restricted to ensure affordability for a minimum seven (7) year period.
Goal 4: Transit- and Trail-Oriented Development (2T-OD)	N/a
Goal 6: Healthy, Safe and Active Communities	N/a
Goal 7: Integrated Natural and Built Environments	N/a
Goal 8: Diverse and Resilient Economic Opportunity	N/a

**2040 Policy Map**

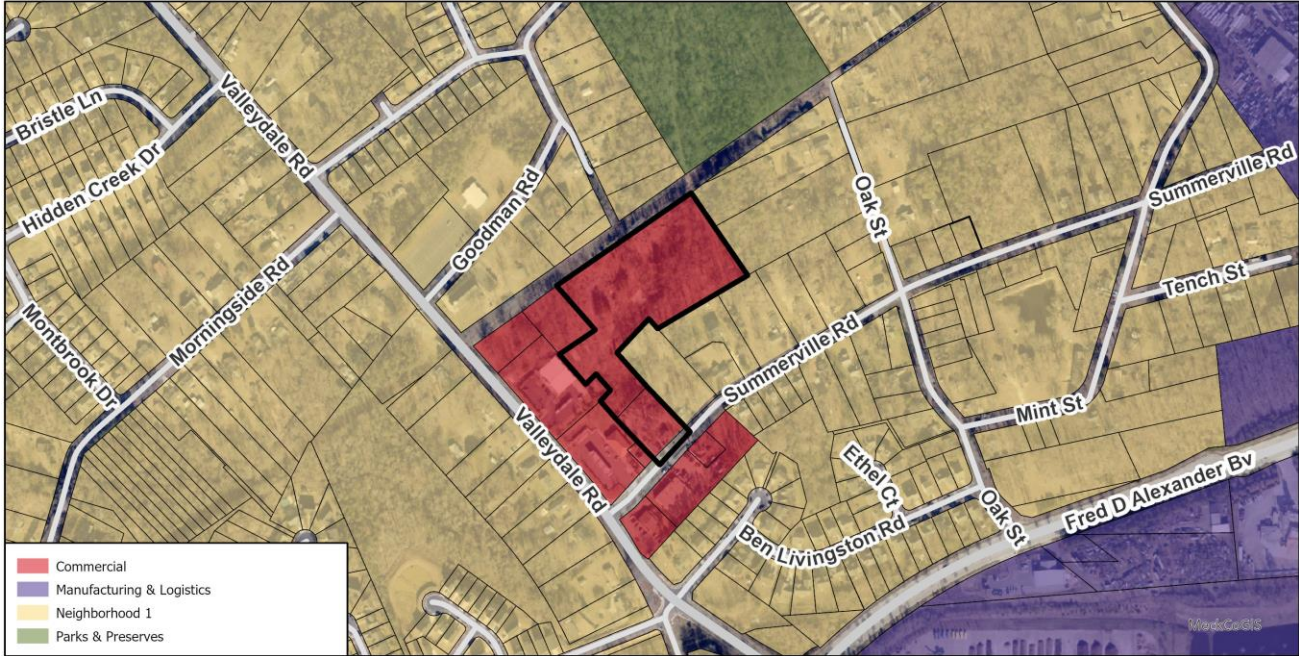


Table 3 below represents an analysis of Alignment with the 2040 Policy Map.

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

2040 Policy Map Place Type Designation	Petition Consistency
Commercial	<p><b>IN ALIGNMENT NOT IN ALIGNMENT WITH</b> the recommendation for Commercial <b>(COMM)</b>.                      If the petition is approved, the recommended place type for the site would be revised to Neighborhood 2 (N2).</p>

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 Place Type Components**

Place Type Component	Place Type Component Description	How does the petition specifically meet the Place Type Component?

<p><b>Land Uses</b></p>	<p>The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, non-residential uses. Lower intensity housing types are also found in Neighborhood 2, especially as part of a large development with a mix of housing types. Neighborhood 2 places also include civic uses such as schools, neighborhood parks, and religious institutions.</p>	<p>The petition meets this Place Type component as it provides 49 single-family attached residential units.</p>
<p><b>Character</b></p>	<p>This Place Type is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment. Neighborhood 2 places include larger scale residential buildings than are found in Neighborhood 1 and residential developments typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas</p>	<p>The petition meets this Place Type component as the height will be no more than 3-stories, there will be no more than 4 units in each building and it shall not exceed 100 feet in length. These building notes allow for a transition between the petition and the adjacent Neighborhood 1.</p>
<p><b>Mobility</b></p>	<p>Because Neighborhood 2 places typically serve as a transition between lower-density development and higher-intensity commercial or mixed-use centers, they have a very well-connected and dense street network with short blocks. This provides multiple route options to</p>	<p>The petition meets this Place Type component as the development is adjacent to the Commercial Place Type and will connect the development to the high-capacity transit stop.</p>

	<p>better accommodate walking, cycling, and transit use.</p> <p>Both Local and Arterial streets are designed to support and encourage walking, cycling, and transit use to reach transit or nearby destinations.</p>	
<b>Building Form</b>	<p>The typical building is a single-family attached or multi-family building and is usually not more than five stories. Civic and institutional buildings vary in size based on their context and accessibility. Buildings are designed with active ground floor uses, either residential or in some instances, economically viable commercial, to support a vibrant pedestrian environment. Buildings with ground floor commercial have tall ground floors and a high degree of transparency using clear glass windows and doors.</p>	<p>The petition meets this Place Type component as the height will be no more than 3-stories, there will be no more than 4 units in each building and it shall not exceed 100 feet in length. These building notes allow for a transition between the petition and the adjacent Neighborhood 1.</p>
<b>Open Space</b>	<p>This Place Type includes privately owned, common open space that serves individual residential developments. This open space takes a range of forms, from playgrounds and recreation spaces, to plazas, courtyards, and rooftop decks. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also</p>	<p>The petition meets this Place Type component by providing dynamic and programmable open space centrally accessible to neighborhood residents that provide a layering of activities designed for multiple users. The petition did not specify which designs would be included, but that it would include at least four potential components.</p>

	an important feature and should be included in neighborhoods.	
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**Minor Map Amendment Criteria**

The petition with the **Commercial Place Type** designation meets the Minor Map Amendment Criteria referenced in the adopted Policy Map Manual to **change the recommended Place Type to Neighborhood 2 as follows:**

**Table 5: Minor Map Amendment Criteria**

<b>Criteria for Neighborhood 2</b>	<b>Description</b>	<b>Does the petition meet the criteria?</b>
Minimum Acreage Preferred (Includes adjacent parcels of the same Place Type)	2-4 acres*  **2 acres may be appropriate for infill sites within ½ mile walkshed of high-capacity transit and 1/4 to 1/2 mile of an Activity Center. Regardless of the proposed acreage, additional contextual, locational, and site-specific factors will also be considered.	Yes, the petition meets the minimum acreage.
Preferred Place Type Adjacency	N1; NAC; CAC; RAC; COMM; CAMP; IMU; PP	The petition is adjacent to N1 and COMM.
Locational Criteria	All considered:  <ul style="list-style-type: none"> <li>• Within ½ mile walkshed of high-capacity transit station or within ½ mile of a major transportation corridor</li> <li>• Within ¼ or ½ mile of Activity Centers, Campus or Innovation Mixed Use</li> <li>• Within Access to Housing Gap (EGF)</li> <li>• Remnant parcel which is a small piece of land left over after a large property is</li> </ul>	The petition is located within ½ mile walkshed of a high-capacity transit station or within ½ mile of a major transportation corridor. The petition is not located within ½ mile of an Activity Center, Campus, or Innovation Mixed Use. The

	subdivided, developed, or altered. <ul style="list-style-type: none"> <li>• Frontage along arterial or major roads</li> </ul>	petition is located within an Access to Housing Gap. The petition does not have frontage along an arterial or major road and is not considered a remnant parcel. While the petition is not within ¼ or ½ mile of Activity Center, Campus or Innovation Mixed Use, it is adjacent to a commercial area that provides access to goods and services.
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Table 6 below represents an analysis of how the petition meets the components of the proposed **Neighborhood 2 (N2)** Place Type.

**Table 6: Neighborhood 2 Place Type Components**

Place Type Component	Place Type Component 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, including some buildings with ground floor, non-residential uses. Lower intensity housing types are also found in Neighborhood 2, especially as part of a large development with a mix of housing types.	The petition meets this Place Type component as it provides 49 single-family attached residential units.

	Neighborhood 2 places also include civic uses such as schools, neighborhood parks, and religious institutions.	
<b>Character</b>	This Place Type is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment. Neighborhood 2 places include larger scale residential buildings than are found in Neighborhood 1 and residential developments typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas	The petition meets this Place Type component as the height will be no more than 3-stories, there will be no more than 4 units in each building and it shall not exceed 100 feet in length. These building notes allow for a transition between the petition and the adjacent Neighborhood 1.
<b>Mobility</b>	Because Neighborhood 2 places typically serve as a transition between lower-density development and higher-intensity commercial or mixed-use centers, they have a very well-connected and dense street network with short blocks. This provides multiple route options to better accommodate walking, cycling, and transit use. Both Local and Arterial streets are designed to support and encourage walking, cycling, and transit use to reach transit or nearby destinations.	The petition meets this Place Type component as the development is adjacent to the Commercial Place Type and will connect the development to the high-capacity transit stop.
<b>Building Form</b>	The typical building is a single-family attached or multi-family building and is usually not more than five stories. Civic and institutional buildings vary in size based on their context and accessibility.	The petition meets this Place Type component as the height will be no more than 3-stories, there will be no more than 4 units in each building and it shall not exceed 100 feet in length. These building notes allow for a transition between the petition

	Buildings are designed with active ground floor uses, either residential or in some instances, economically viable commercial, to support a vibrant pedestrian environment. Buildings with ground floor commercial have tall ground floors and a high degree of transparency using clear glass windows and doors.	and the adjacent Neighborhood 1.
<b>Open Space</b>	This Place Type includes privately owned, common open space that serves individual residential developments. This open space takes a range of forms, from playgrounds and recreation spaces, to plazas, courtyards, and rooftop decks. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in neighborhoods.	The petition meets this Place Type component by providing dynamic and programmable open space centrally accessible to neighborhood residents that provide a layering of activities designed for multiple users. The petition did not specify which designs would be included, but that it would include at least four potential components.

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

**Table 7: Policy Recommendations**

<b>Policy Recommendation</b>	<b>How does the petition specifically meet the policy?</b>
<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>N/a</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 &amp; Logistics.</p>	<p>N/a</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 &amp; Logistics.</p>	<p>N/a</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>N/a</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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