
TO: Maxx Oliver, Entitlement Services
FROM: Maria Floren, Long Range Planning
SUBJECT: RZP 2025-058: 2040 Comprehensive Plan Consistency
LOCATION: 4216 Honduras Drive
DESCRIPTION: Zoning Change Request from N1-B to N2-A(CD)
ACREAGE: 1.61 acres
DATE: 5/14/2026

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 North Inner Community Area Plan](#).

The petition is **not in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the Neighborhood 1 Place Type

NORTH INNER COMMUNITY AREA PLAN

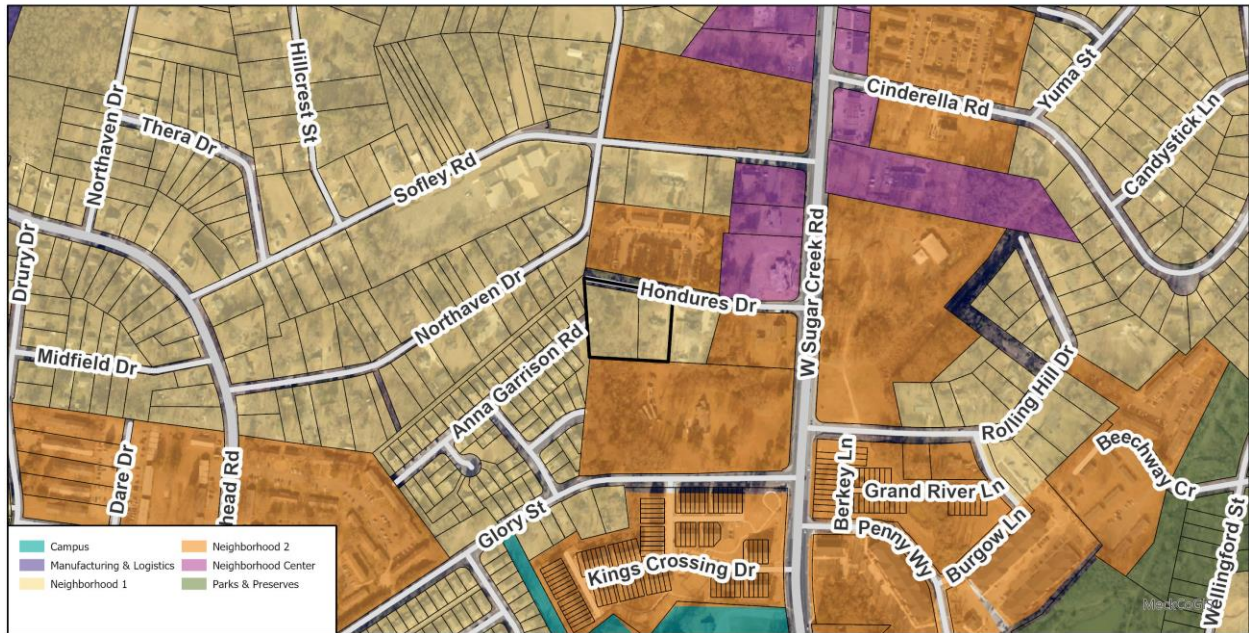
The petition could facilitate the following priority for the North Inner Community Area Plan:

Goal 2: Neighborhood Diversity and Inclusion: This petition helps support this goal by increasing the presence of middle density housing options in this area, with the development of up to 27 new multi-family residential units, where the predominant housing type in the area is a mix of single family detached and single family attached units.

POLICY MAP

This petition **is not in alignment** with the Neighborhood 1 (N1) Place Type on the 2040 Policy Map (See Figure 1).

Figure 1: 2040 Policy Map



Minor Map Amendment Criteria

The petition with the Neighborhood 1 **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

Criteria for Neighborhood 2	Description	Does the petition meet the criteria?
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.	The petition itself is for 1.61 acres, however, when combined with the surrounding Neighborhood 2 at this location, it exceeds the minimum 4 acre preference, which meets the criteria.
Preferred Place Type Adjacency	N1; NAC; CAC; RAC; COMM; CAMP; IMU; PP	Yes, the petition is adjacent to Neighborhood 1 and

		Neighborhood 2 designated sites.
Locational Criteria	<p>All considered:</p> <ul style="list-style-type: none"> • Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor* • Within ¼ or ½ mile of Activity Centers, Campus or Innovation Mixed Use • Within Access to Housing Gap (EGF) • Remnant parcels which is a small piece of land left over after a large property is subdivided, developed, or altered. • Frontage along arterial or major roads** 	Yes, the petition is located within ½ miles of a Neighborhood Activity Center and is within an Access to Housing Gap.

Comprehensive Plan, 2040 Policy Map, and Supporting Community Areas Plans
Community Area Plan (CAP) – North Inner, adopted April 2026

- **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 North Inner 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

Community Area Plan Priority Goal	How does the petition specifically facilitate the priority goal?
Goal 1: 10-Minute Neighborhoods	n/a

Goal 2: Neighborhood Diversity and Inclusion	This petition helps support this goal by increasing the presence of middle density housing options in this area, with the development of up to 27 new multi-family residential units, where the predominant housing type in the area is a mix of single family detached and single family attached units.
Goal 3: Housing Access for All	n/a
Goal 4: Transit- and Trail-Oriented Development (2T-OD)	n/a
Goal 5: Safe and Equitable Mobility	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
Goal 9: Retain our Identity and Charm	n/a
Goal 10: Fiscally Responsible	n/a

2040 Policy Map

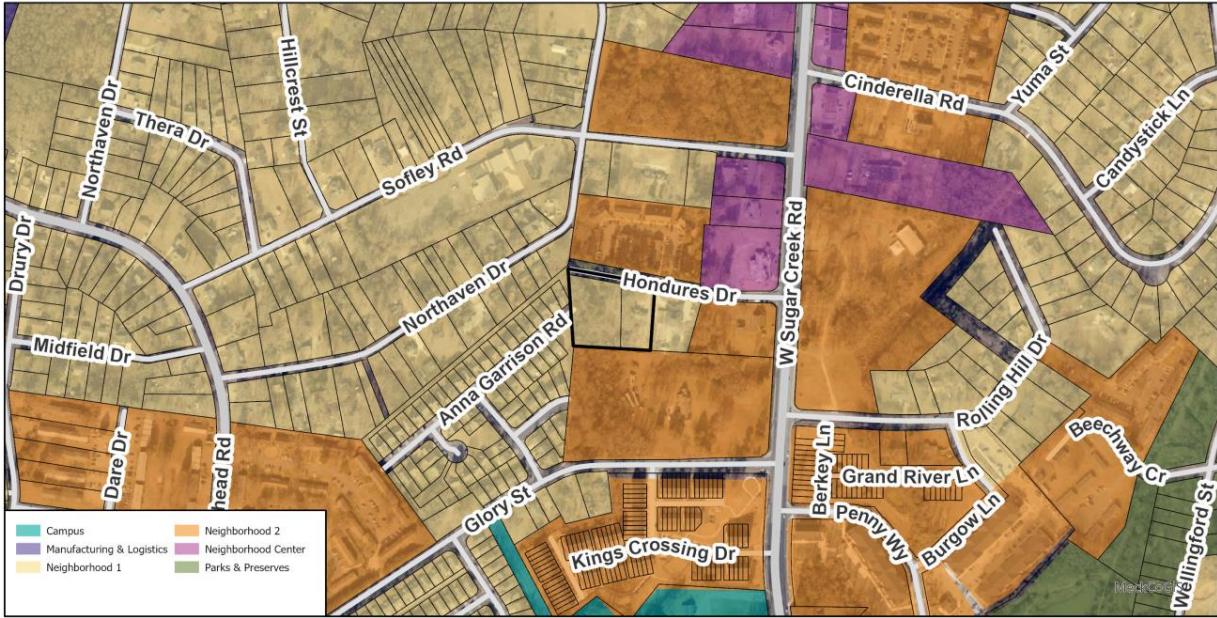


Table 4 below represents an analysis of Alignment with the 2040 Policy Map.

Table 4: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
	<p>NOT IN ALIGNMENT WITH the recommendation for Neighborhood 1 (N1). If the petition is approved, the recommended place type for the site would be revised to Neighborhood 2 (N2)</p>

Minor Map Amendment Criteria

The petition with the Neighborhood 1 **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

Criteria for Neighborhood 2	Description	Does the petition meet the criteria?
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 watershed 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.	The petition itself is for 1.61 acres, however, when combined with the surrounding Neighborhood 2 at this location, it exceeds the minimum 4 acre preference, which meets the criteria.
Preferred Place Type Adjacency	N1; NAC; CAC; RAC; COMM; CAMP; IMU; PP	Yes, the petition is adjacent to Neighborhood 1 and Neighborhood 2 designated sites.
Locational Criteria	All considered:	Yes, the petition is located within ½ miles of a

	<ul style="list-style-type: none"> • Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor* • Within ¼ or ½ mile of Activity Centers, Campus or Innovation Mixed Use • Within Access to Housing Gap (EGF) • Remnant parcels which is a small piece of land left over after a large property is subdivided, developed, or altered. • Frontage along arterial or major roads** 	Neighborhood Activity Center and is within an Access to Housing Gap.
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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?
Land Uses	The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, nonresidential uses.	The multi-family attached residential unit development aligns with the land uses envisioned for the in the Neighborhood 2 Place Type.
Character	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	The proposed multi-family attached residential unit development aligns with the character aspirations envisioned for the Neighborhood 2 Place Type. The three proposed low rise buildings are less than 2 stories, two include 8 units or and one includes

	community amenities, such as open spaces or recreational facilities, and common parking areas.	4 units. The petition also includes shared, amenitized open space. The surrounding neighborhoods are predominantly single family detached residential, with a mix of single family attached, as well as some multi-family developments.
Mobility	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 multi-family attached residential unit development aligns with the mobility aspirations envisioned in the Neighborhood 2 Place Type, serving as a transition between the Neighborhood 1 area to the west and the Neighborhood 2 and Neighborhood Activity Center to the east along W Sugar Creek Road. The petition also proposes a new street connection from Anna Garrison Road to Honduras Drive, improving connectivity to and from the adjacent neighborhoods.
Building Form	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	The proposed multi-family attached residential unit development aligns with the building form envisioned for the Neighborhood 2 Place Type. The three proposed low rise buildings are less than 2 stories, two include 8 units or and one includes 4 units.

	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.	
Open Space	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 multi-family attached residential unit development aligns with the open space aspirations envisioned in the Neighborhood 2 Place Type. The petition proposes a publicly accessible open space area for neighborhood residents that could include seating, landscaping and interactive elements.

- **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

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>The petition helps meet this policy by including a publicly accessible open space area for neighborhood residents that could include seating, landscaping and interactive elements.</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>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 & 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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