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**TO:** Maxx Oliver, CZO, Entitlement Services  
**FROM:** Jason Pauling, AICP, Long Range Planning  
**SUBJECT:** RZP 2025-077: 2040 Comprehensive Plan Consistency  
**LOCATION:** 600 North Wendover Road – PID#: 15707311, 15707337, 15707363, 15707362, and 15707315  
**DESCRIPTION:** Rezoning request from N1-A to N2-A (CD) to allow the development of up to 40 multi-family attached (towhome) residential units  
**ACREAGE:** 2.52 acres  
**DATE:** 3/19/2026

The Long-Range Division of the Planning, Design and Development Department offers the following comments on the above referenced rezoning petition.

#### **RECOMMENDATION SUMMARY**

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The petition is **consistent** with the goals & policies of the [South Middle Community Area Plan](#).

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

#### **SOUTH MIDDLE COMMUNITY AREA PLAN**

The petition could facilitate the following priority Comprehensive Plan Goals for the South Outer Community Area Plan:

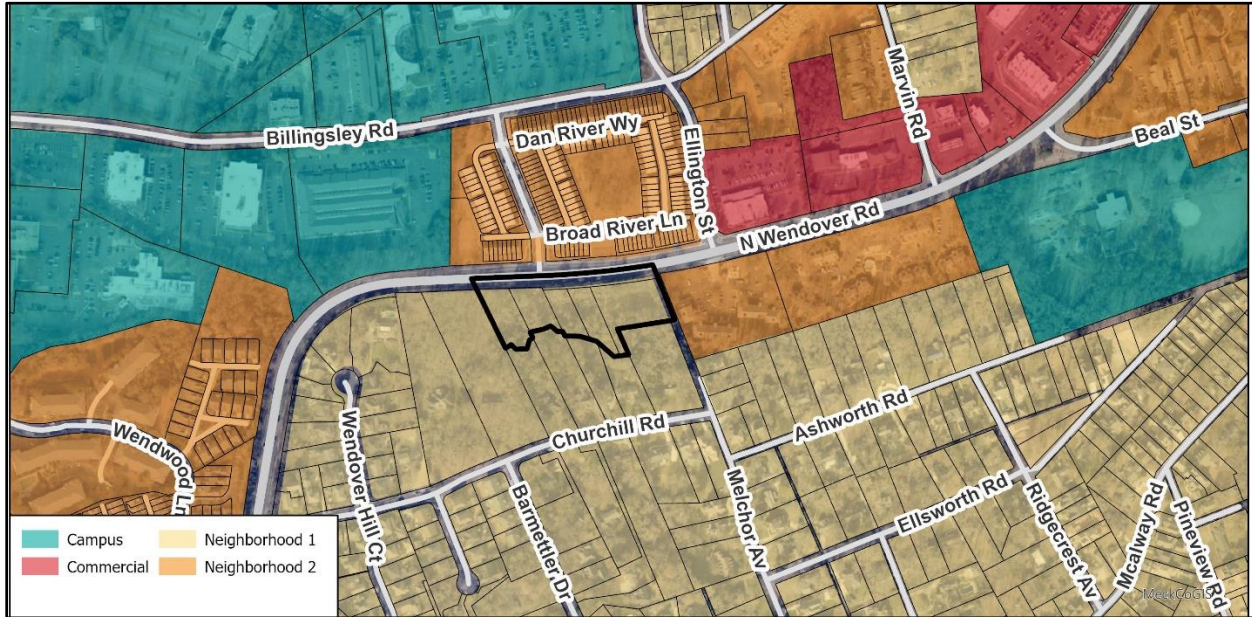
**Goal 1: 10-Minute Neighborhood:** All Charlotte households should have access to essential amenities, goods, and services within a comfortable, tree-shaded 10-minute walk, bike, or transit trip by 2040. Concentration of goods and services within designated activity centers should be a priority. Concentration of goods and services within designated activity centers should be a priority. This petition proposes additional square footage of up to 35,100 square feet.

**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 flexibility in creation of housing within existing neighborhoods.

## 2040 POLICY MAP

This petition is **NOT in alignment** with the Neighborhood 1 Place Type (N1) on the 2040 Policy Map. A Policy Map Amendment to Neighborhood 2 should accompany the rezoning request in accordance with the Minor Map Amendment criteria as found in table 1 below, and in accordance with the land use, character, mobility, building form, and open space characteristics that are unique parts of N2 place types found in table 2.

**FIGURE 1: 2040 POLICY MAP**



**TABLE 1: MINOR MAP AMENDMENT CRITERIA**

Criteria for Amendments to N2 Place Types	Description	Does the petition meet the criteria?
Minimum Acreage Preferred (Includes adjacent parcels of the same Place Type)	2-4 acres, 2 being appropriate for certain infill sites within ½ mile of high-capacity transit and ½ mile of an activity center place type or goods and services	The site includes 5 parcels that front on North Wendover Road totaling 2.52 acres and to the west of property already designated as N2 place type which is approximately 7.5 acres for a total contiguous N2 acreage over 10.
Preferred Place Type Adjacency	N1, NAC, CAC, RAC, COMM, CAMPUS, IMU, PP	The petition is adjacent to both N1 and N2 Place Types, and near Campus and Commercial Place Types

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 parcels</li> <li>• • Frontage along arterial or major roads</li> </ul>	<ul style="list-style-type: none"> <li>• Wendover Rd is a major transportation corridor, CATS Bus Route 39 includes several bus stops near the site</li> <li>• The site is within ½-mile of an existing Campus to the west and commercial to the east.</li> <li>• The property lies within an access to housing gap</li> <li>• The petition includes 5 remnant parcels</li> <li>• The petition fronts along an arterial</li> </ul>
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**TABLE 2: N2 PLACE TYPE COMPONENTS**

Place Type Component	Place Type Component Description	How does the petition specifically meet the Place Type Component?
<b>Land Uses</b>	Primary uses in N2 place types include multi-family and single-family attached residential at varying levels of intensity.	This petition proposes up to 40 multi-family attached (townhome) units.
<b>Character</b>	N2 is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment. N2 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.	Access to the site is proposed to include two driveways/alleyways with rear-loaded access to units that front onto Wendover, and units that front the open space, buffer, tree save area at the back of the property. Internal sidewalks are proposed and additional parking for visitors. Some of the rear-facing units may have issues with topographic conditions and required buffers and must be reviewed carefully during land development review should the rezoning be approved.

<b>Mobility</b>	Because N2 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 accommodate walking, cycling, and transit use.	Access to the site is proposed to include two driveways/alleyways with rear-loaded access to units that front onto Wendover, and units that front the open space, buffer, tree save area at the back of the property. Internal sidewalks are proposed and additional parking for visitors.
<b>Building Form</b>	Typical buildings are usually not more than five stories. Buildings are designed with active ground floor access to support a vibrant pedestrian environment.	The proposed building form changes patterns of existing developments along Wendover, whereas many of said developments are set back further from the road. This proposal changes this pattern and includes a new, 12-foot multi-use path along the property frontage intended to replace the existing sidewalk. Rear facing units are not an ideal building form, and may need to be examined closely during plan review to make sure they truly front viable open space, and that they do not interfere with tree save or required buffer areas.
<b>Open Space</b>	This Place Type includes privately owned, common open space that serves individual residential developments and may take a range of forms as important features to the neighborhood.	It is not clear based on the rezoning site plan if the open space provided meets the intent of the N2 place type. Further review of the site layout may be necessary, and additional, useable open space may need to be included and labeled.

**2040 COMPREHENSIVE PLAN, POLICY MAP, & SUPPORTING COMMUNITY AREAS PLANS: *South Middle Community Area Plan, adopted November 24, 2025***

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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 specific geographies based on the community’s needs for increased access and reduced impacts.

South Middle CAP suggests a need for increased access to housing as a top priority for this area. This metric considers housing unit diversity, cost, size, tenure, and investment in housing. Diversity of housing, also known as housing choice, prioritizes missing middle opportunities between traditional single-family and multi-family, including duplexes, triplexes, townhomes, small apartments, condominiums, and accessory dwelling units. Table 2 represents an analysis of how the petition facilitates the priority Comprehensive Plan Goals for this 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	This petition proposes the addition of 40 multi-family attached (townhome) units in an area of the city that includes several other neighborhood 2 sites to the east and across the street, and a small commercial area across Wendover to the east that has the presence of goods, services and amenities within walking distance of the site.
Goal 2: Neighborhood Diversity & Inclusion	This petition advances this goal by adding 40 multi-family attached units in a mostly developed area where the infrastructure can support the density and type of housing.