

TO: Maxx Oliver, Entitlement Services
FROM: Maria Floren, Long Range Planning
SUBJECT: RZP 2025-114: 2040 Comprehensive Plan Consistency
LOCATION: 1644 Lombardy Cir
DESCRIPTION: Zoning Change Request from N2-B to OG(CD)
ACREAGE: 0.56 acres
DATE: 2/12/2026

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 Inner Community Area Plan. The petition is **in alignment** with the Charlotte Future 2040 Policy Map recommendation for the Campus Place Type.

SOUTH INNER COMMUNITY AREA PLAN

The petition does not directly facilitate any of the priority goals for the South Inner Community Area Plan.

2040 COMPREHENSIVE PLAN

The petition could facilitate additional Comprehensive Plan Goals:

Goal 7: Integrated Natural and Built Environments: by proposing a new amenitized open space for the medical uses on site.

POLICY MAP

This petition **is in alignment** with the petition within the Campus (CAMP) 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 Inner, adopted 11/24/2025**

- **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 Inner CAP’s need for increased access to housing choices, Table 1 below represents an analysis of how the petition could facilitate 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 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 9: Retain our Identity and Charm	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 1: 10-Minute Neighborhoods	N/A
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 5: Safe and Equitable Mobility	N/A
Goal 6: Healthy, Safe and Active Communities	N/A
Goal 7: Integrated Natural and Built Environments	By proposing a new amenitized open space for the medical uses on site.
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 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
	IN ALIGNMENT WITH the recommendation for Campus (CAMP)

Table 4 below represents an analysis of how the petition meets the components of the proposed Campus (CAMP) Place Type.

Table 4: Campus Place Type Components

Place Type Component	Place Type Component Description	How does the petition specifically meet the Place Type Component?
Land Uses	Primary uses vary, depending on the purpose of the Campus and may include facilities for office, research and development, education, medical, and places of assembly that require a significant amount of space for various activities spread across sites.	The proposed park is part of the larger hospital site which includes medical uses and facilities.
Character	This Place Type is characterized by low- to mid-rise office or civic buildings. Some institutional Campuses are more intensely developed and may include some high-rise buildings.	The proposed park is part of the larger hospital site and will not include any buildings.
Mobility	Campuses are typically located along at least one arterial street with an internal street network that encourages walking and bicycling, particularly when sites are located near transit routes and	N/A

	stops. Campuses should include transit stops and mobility hubs at key entries, stations, and intersections. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops or nearby destinations.	
Building Form	The typical building is an office or civic building and is usually no more than five stories. Residential buildings may be found in this Place Type but are less prevalent. Office Campuses may also include taller buildings where additional open space or benefits to the community are provided. Buildings may be designed with active ground floor uses to support a walkable environment and have a high degree of transparency using clear glass windows and doors. Buildings are oriented toward streets when they are adjacent to streets. When internal to a Campus, buildings are oriented to and have prominent entrances that connect to the pedestrian network for the Campus.	N/A
Open Space	Natural and improved open spaces area key feature of this Place Type.	The proposed park will be a new, enhanced and amenitized open space for the adjacent hospital use.

- **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.

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>The private development is providing enhanced open space, as encouraged by the Place Type and required by the UDO, which could help advance the city’s need to provide more open spaces within developed areas and could also help advance Goal 7, including one of its objectives to “Increase the acreage of amenitized open space and forested or tree-shaded open space within private developments that are open to the public”</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 PS-4: To ensure delivery of adequate public services, align Charlotte’s annexation policy with public facility needs.</p>	<p>N/A</p>