

TO: Emma Knauerhase, Entitlement Services
FROM: Jason Pauling, AICP, Long Range Planning
SUBJECT: RZP 2025-121: 2040 Comprehensive Plan Consistency
LOCATION: 14021 Conlan Circle (Ballantyne Commons Pkwy & Ballantyne Medical Pl – PID#: 22315612)
DESCRIPTION: Site Plan Amendment – NS to NS (SPA) to increase allowed square footage from 30500 to 35,100 to add financial services
ACREAGE: 3.67 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 & policies of the [South Outer Community Area Plan](#).

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

SOUTH OUTER COMMUNITY AREA PLAN

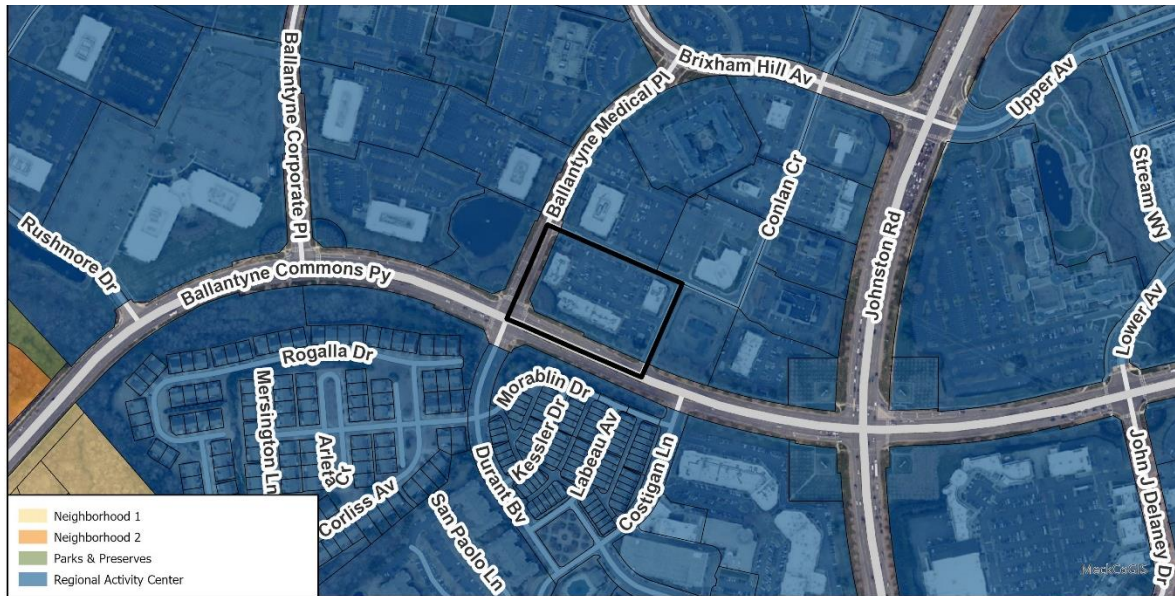
The petition could facilitate the following priority Comprehensive Plan Goals for the South Outer Community Area Plan:

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. Financial services are listed as an essential amenity of a 10-minute neighborhood. 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 to support a new financial services facility.

2040 POLICY MAP

This petition is **in alignment** with the Regional Activity Center Place Type (RAC) on the 2040 Policy Map.

Figure 1: 2040 Policy Map



2040 COMPREHENSIVE PLAN, POLICY MAP, & SUPPORTING COMMUNITY AREAS PLANS: *South Outer Community Area Plan, adopted November 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 specific geographies based on the community’s needs for increased access and reduced impacts.

South Outer CAP suggests a need for increased access to employment opportunities, as well as goods and services as the second and third priorities. Employment opportunities may exist in activity centers in addition to ML and IMU Place Types. Table 1 below represents an analysis of how the petition facilitates 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 1: 10-Minute Neighborhoods	This petition proposes an increase in the approved non-residential square footage, and the addition of a financial services facility per the submitted site plan. Additionally, the facility is proposed without an ancillary drive-through, which is an important distinction between activity center place types designed with a building form to support multi-

	<p>modal access, and other commercial place types that are more auto-generated.</p> <p>This petition amends an approved site plan to increase square footage by close to 5,000 square feet to allow the development of a financial institution.</p> <p>Objective 1.H. Access to financial services is a key component to a 10-minute neighborhood</p>
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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 may facilitate additional Comprehensive Plan Goals.

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 4 below represents an analysis of how the petition meets the policy recommendations.

Assessment Recommendations (Petitions within an Activity Center or IMU)

Table 3 below represents an analysis of how the petition may help meet the aspirational goals for the RAC Place Type.

Table 3: Policy Recommendations (Petitions inside an Activity Center or IMU)

Assessment Recommendation	Does the petition specifically meet the recommendation?
Mobility (SMP-2): Require & Incentivize connectivity in new developments and redevelopments through cross access, connecting & restoring existing streets, block length and connectivity standards and	The site plan includes a new building at the corner of Huffins Lane and Ballantyne Commons Parkway, whereas most of this area includes parking and an enclosed dumpster. This building form oriented toward the sidewalk on Huffins and including sidewalk connections to Ballantyne Commons considers multi-modal access.

alternative pedestrian & bicycle connections	
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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
REGIONAL ACTIVITY CENTER	IN ALIGNMENT WITH the recommendation for REGIONAL ACTIVITY CENTER (RAC).

2040 Policy Map



Table 5 below represents an analysis of how the petition meets the components of the **Regional Activity Center (RAC)** Place Type.

Table 6: RAC Place Type Components

Place Type Component	Place Type Component Description	How does the petition specifically meet the Place Type Component?
Land Uses	Uses in Regional Activity Centers, include office, multi-family, retail, restaurant and entertainment, personal service, and institutional.	This petition proposes up to 35,100 square feet of non-residential square footage and the addition of a financial services facility.
Character	This Place Type is characterized by its urban	The petition is located within a walkable and transit-friendly environment and has a mix of

	form, with mid to high-rise commercial, residential, and civic/institutional buildings in a pedestrian-oriented and transit-friendly environment.	building heights that vary from 35 feet to 65 feet, to 120 feet, with a maximum of 129 feet with a bonus pursuant to Section 16.3 of the Unified Development Ordinance.
Mobility	The transportation network supports transit access and complements land uses and design to create a “park once” environment. Easy access and multiple connections between centers and surrounding residential neighborhoods help reduce auto trip lengths, keep some vehicles off the arterials, and encourage transit, walking, or cycling to the Center.	The property lies near an existing transit stop and along an existing arterial (Ballantyne Commons Parkway) and collector street that both include sidewalks for connectivity. The proposal to develop a facility without an accessory drive-through and architectural frontage on the public sidewalk is consistent with activity center place type.
Building Form	The predominant building type is a mid- or high-rise building (over 5 stories) with commercial, institutional, multi-family or a mix of uses in the buildings. Buildings are designed with active ground floor uses to support a vibrant pedestrian environment. Buildings are oriented to streets with prominent entrances connected directly to the public sidewalk system.	The original development of the site pre-dated the 2040 plan, as well as the UDO standards and therefore the designation of this area as an RAC is intended to be somewhat aspirational in nature regarding heights, building form, density, etc. Especially in suburban areas. However, this request improves building form by seeking an increase in commercial square footage and development with orientation toward the public street and sidewalk system, this