
TO: Maxx Oliver, CZO, Entitlement Services
FROM: Abie Bonevac, CZO, Long Range Planning
SUBJECT: RZP 2025-123: 2040 Comprehensive Plan Consistency
LOCATION: 3000 Kelly Road
DESCRIPTION: Zoning Change Request from N1-A to N1-D(CD)
ACREAGE: 61.26 acres
DATE: 8/13/2026

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 **in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the Neighborhood 1 Place Type

WEST MIDDLE COMMUNITY AREA PLAN

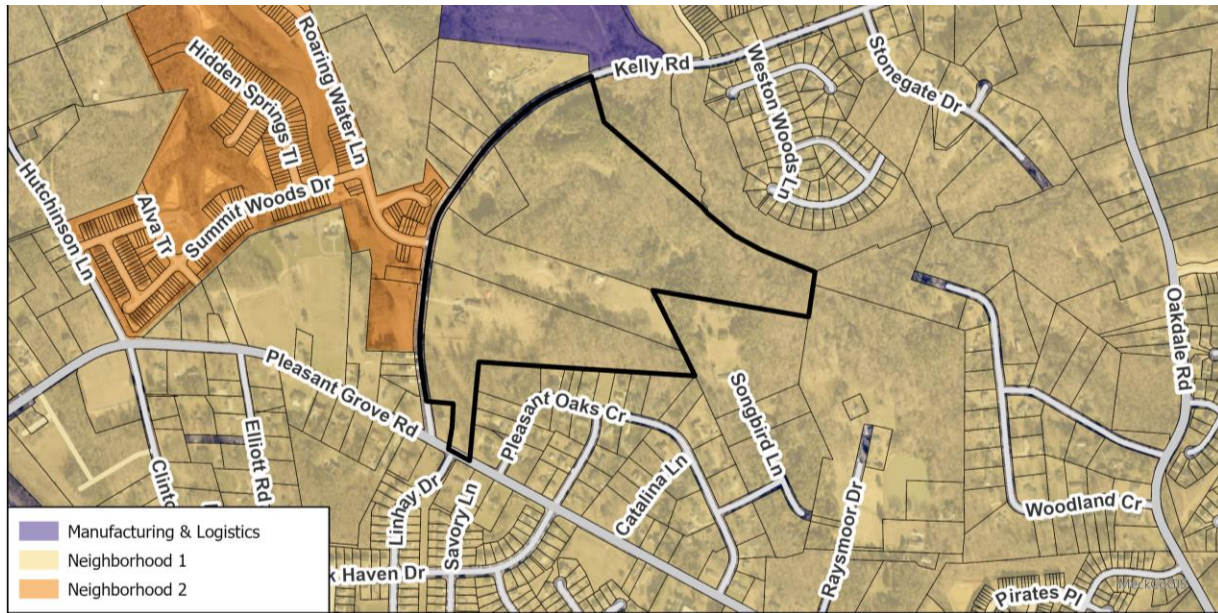
The petition could facilitate the following priority for the West Middle Community Area Plan:

Goal 7: Integrated Natural and Built Environments As part of the rezoning, the petitioner agrees to convey to Mecklenburg County a Greenway and Storm Water Easement over a portion of the site that is more specifically comprised of the larger of the 100-foot swim buffer or the FEMA Floodplain of Gutter Branch as depicted on the site plan. Additionally, the petitioner agrees to dedicate and convey a minimum 3-acre portion of the site to Mecklenburg County for a future public park.

POLICY MAP

This petition **is in alignment** with the Neighborhood 1 (N1) Place Type on the 2040 Policy Map (See Figure 1).

Figure 1: 2040 Policy Map



Comprehensive Plan, 2040 Policy Map, and Supporting Community Areas Plans (CAP) – West Middle, adopted April 13, 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 West Middle CAP's need, 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 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 6: Healthy, Safe and Active Communities	N/a
Goal 7: Integrated Natural and Built Environments	As part of the rezoning, the petitioner agrees to convey to Mecklenburg County a Greenway and Storm Water Easement over a portion of the site that is more specifically comprised of the larger of the 100-foot swim buffer or the FEMA Floodplain of Gutter Branch as depicted on the site plan. Additionally, the petitioner agrees to dedicate and convey a minimum 3-acre portion of the site to Mecklenburg County for a future public park.
Goal 8: Diverse and Resilient Economic Opportunity	N/a

2040 Policy Map

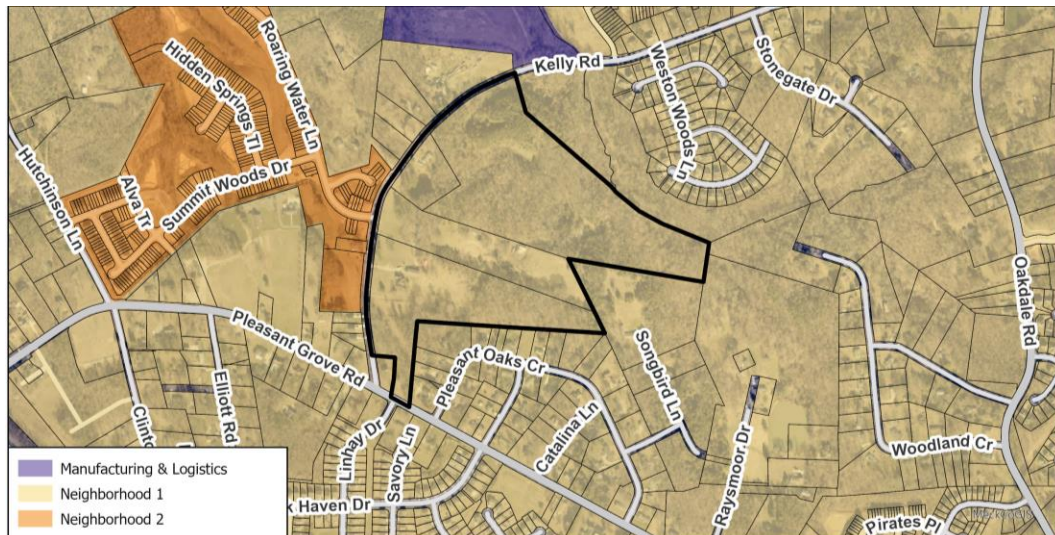


Table 2 below represents an analysis of Alignment with the 2040 Policy Map.

Table 2: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
Neighborhood 1	IN ALIGNMENT WITH the recommendation for Neighborhood 1 (N1) .

Table 3 below represents an analysis of how the petition meets the components of the proposed **Neighborhood 1 (N1)** Place Type.

Table 3: Neighborhood 1 Place Type Components

Place Type Component	Place Type Component Description	How does the petition specifically meet the Place Type Component?
Land Uses	Single-family detached homes on lots are the primary use in this Place Type. Accessory Dwelling Units are also found. Duplexes, triplexes, quadraplexes, and civic uses, such as parks, religious institutions, and neighborhood scaled schools, may also be found in this Place Type.	The petition proposes single-family detached homes as the primary use.
Character	Characterized by low-rise residential buildings, uniformly set back from the street, and generally consistent lot sizes. Front lawns, landscaped yards, and tree-lined sidewalks are found between residences and the street, and individual back yards are commonly found for each main residential building.	The petition commits to single family detached and is limiting the maximum height to 40 feet.

Mobility	A very well-connected local street network provides safe and direct access throughout the neighborhood and to and through the neighborhoods and adjacent Place Types. This street network helps disperse vehicular traffic and allows residents to walk or bike to transit and nearby destinations. Arterial streets also support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit or nearby destinations. Direct access to buildings, parks, and other facilities is usually from Local streets, with more limited access opportunities along arterials. Alleys are also used to provide access to residences located on narrower lots.	N/a
Building Form	The typical building in a Neighborhood 1 place is a single-family residential building up to 3 or 4 stories. Townhome style buildings typically have 4-6 units. The size of civic and institutional buildings varies based on context and accessibility.	The petition commits to limiting the maximum height to 40 feet.

Open Space	Open space describes the types of open spaces typically located within a Place Type, including private open space, public open space, parks, greenways, green infrastructure and natural or preservation areas. It also indicates how prevalent these types should be.	As part of the rezoning, the petitioner agrees to convey to Mecklenburg County a Greenway and Storm Water Easement over a portion of the site that is more specifically comprised of the larger of the 100 foot swim buffer or the FEMA Floodplain of Gutter Branch as depicted on the site plan. Additionally, the petitioner agrees to dedicate and convey a minimum 3-acre portion of the site to Mecklenburg County for a future public park.
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- **Community Area Plan - Creating Complete Communities Policy Review**

PT 5 – Petitions requesting a higher Neighborhood 1 zoning classification are reviewed using the **Creating Complete Communities** policy guidance. This framework outlines key criteria to help ensure that the scale and massing of new development or redevelopment fit within established areas.

While not exhaustive, these criteria guide staff’s analysis. Table 4 below summarizes how they apply to the proposed change from **N1-A to N1-D** for this site.

Table 4: Policy PT-5

Criteria	Considerations for the Petition
Existing Lot Patterns in the Area	The petition spans over 61 acres outside of an established neighborhood or formalized lot size pattern.
Average Lot Sizes in the Area	The petition is proposing lot sizes that are significantly smaller than the surrounding area.

Road Frontage Classification (of the subject parcel)	The petition does not meet the road frontage classifications for the subject parcels.
Location of the Subject Parcel	The petition is made up of multiple parcels that span a significant portion of an existing road.

- **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. These policies are specifically tracked for rezoning petitions.

Table 5: Policy Recommendations

Policy Recommendation	How does the petition specifically meet the policy?
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.	As part of the rezoning, the petitioner agrees to convey to Mecklenburg County a Greenway and Storm Water Easement over a portion of the site that is more specifically comprised of the larger of the 100-foot swim buffer or the FEMA Floodplain of Gutter Branch as depicted on the site plan. Additionally, the petitioner agrees to dedicate and convey a minimum 3-acre portion of the site to Mecklenburg County for a future public park.

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. When existing Manufacturing & Logistics sites are adjacent to residential development and request new entitlements, approve the least intense zoning district (ML-1).	N/a
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.	N/a
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."	N/a
Environmental Justice EJ-11: To ensure existing residents adjacent to Manufacturing & Logistics are protected from more undesirable or unhealthy land uses, discourage the expansion of Manufacturing & Logistics development into areas designated Neighborhood 1 or Neighborhood 2.	N/a
Community Character CC-5: To retain neighborhood culture and identity, Charlotte should use pattern books and	N/a

regulatory tools such as neighborhood character overlays, historic districts, and other community-driven strategies to guide residential infill development.	
Public Facilities PS-4: To ensure delivery of adequate public services, align Charlotte's annexation policy with public facility needs.	N/a
Place Type PT-4 - When a zoning transition is needed because the recommended Place Types next to each other create a non preferred adjacency, refer to Table 2: Place Type Adjacencies & Zoning Districts in the Program Guide. This table explains when a zoning transition is appropriate. If a transition is required, choose the least intense zoning district that still aligns with the area's designated Place Type	N/a