
TO: Michael Russell, CZO, Entitlement Services
FROM: Maddi Pleasant, Long Range Planning
SUBJECT: RZP 2025-128: 2040 Comprehensive Plan Consistency
LOCATION: 5508 Shopton Road
DESCRIPTION: Zoning Change Request from BP(CD) to N2-B(CD)
ACREAGE: 15.16 acres
DATE: 4/16/2026

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 Outer Community Area Plan](#).

Parcel 14117110 is **in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the Neighborhood 2 (N2) Place Type.

Parcel 14117112 is **not in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the Commercial (COMM) Place Type.

WEST OUTER COMMUNITY AREA PLAN

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

Goal 1: 10 Minute Neighborhood; adds housing within a 10-minute walk, bike, or transit trip to a Community Activity Center which provides access to essential amenities, goods, and services.

Goal 2: Neighborhood Diversity and Inclusion; contributes to the diversity of housing types by allowing for multi-family stacked housing unit types in an area that is mostly single-family residential.

POLICY MAP

Parcel 14117110 **is in alignment** with the Neighborhood 2 (N2) Place Type on the 2040 Policy Map (See Figure 1).

Parcel 14117112 **is not in alignment** with the Commercial (COMM) Place Type on the 2040 Policy Map (See Figure 1).

Figure 1: 2040 Policy Map



Minor Map Amendment Criteria

Parcel 14117112 with the **Commercial (COMM) 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 (N2) as follows:**

Table 1: Minor Map Amendment Criteria

Criteria for Neighborhood 2 (N2)	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.	Yes, the acreage of the petition is 15.16 acres. The petition also abuts an area designated as N2 to the west of the site.

Preferred Place Type Adjacency	N1; NAC; CAC; RAC; COMM; CAMP; IMU; PP	Yes, the petition is adjacent to PP and CAC
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 parcel which is a small piece of land left over after a large property is subdivided, developed, or altered • Frontage along arterial or major roads 	<ul style="list-style-type: none"> • The petition is not within ½ mile walkshed of high-capacity transit station and is not within ½ mile of major transportation corridor. The petition is within a ¼ mile of the Outlets Bv & Designer Dr. bus stop (Stop ID: 52000) • The petition is within ¼ or ½ mile of a Community Activity Center • The petition is within an Access to Housing Gap (EGF) • The petition is not within a Remnant parcel • The petition does have frontage along an arterial road (Shopton Rd)

Comprehensive Plan, 2040 Policy Map, and Supporting Community Areas Plans
Community Area Plan (CAP) –West Outer, 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 Outer CAP’s need for Access to Housing, 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	The petition does support this priority goal for the West Outer CAP by adding housing within a 10-minute walk, bike, or transit trip to a Community Activity Center which provides access to essential amenities, goods, and services.
Goal 2: Neighborhood Diversity and Inclusion	The petition does support this priority goal for the West Outer CAP by contributing to the diversity of housing types by allowing for multi-family stacked housing unit types in an area that is mostly single-family residential.
Goal 3: Housing Access for All	N/A
Goal 4: Transit- and Trail-Oriented Development (2T-OD)	N/A
Goal 8: Diverse and Resilient Economic Opportunity	N/A

2040 Policy Map

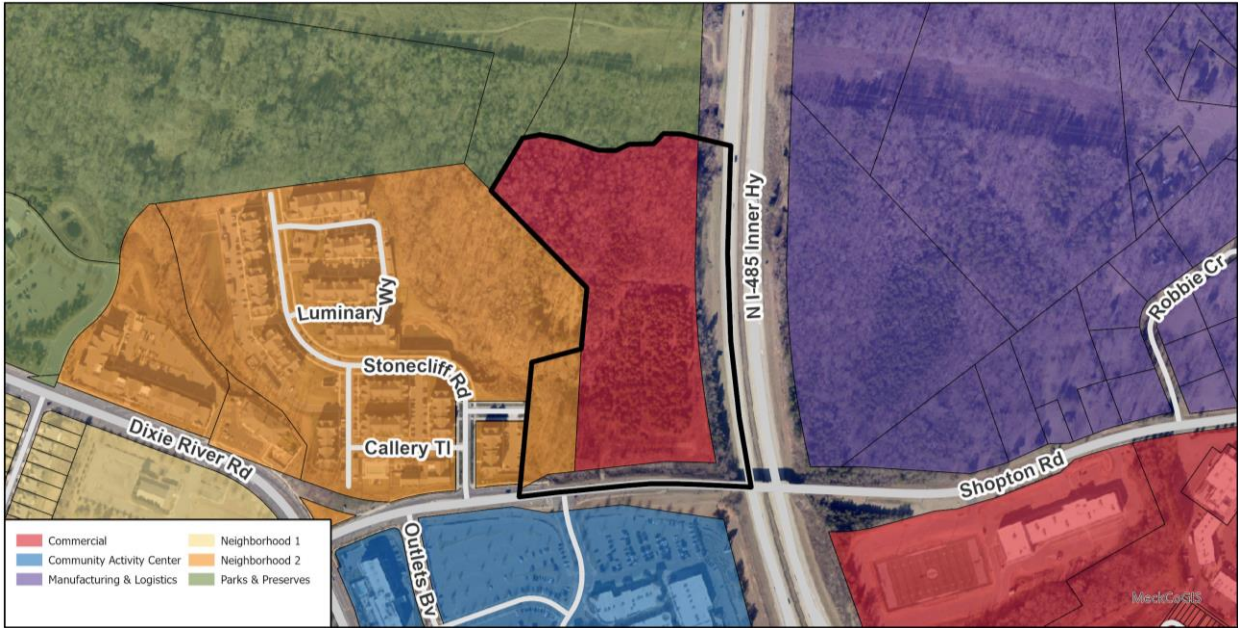


Table 3 below represents an analysis of Alignment with the 2040 Policy Map.

Table 3: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
<p>Parcel 14117110 is designated as Neighborhood 2 (N2).</p> <p>Parcel 14117112 is designated as Commercial (COMM).</p>	<p>Parcel 14117110 is IN ALIGNMENT WITH the recommendation for Neighborhood 2 (N2).</p> <p>Parcel 14117112 is NOT IN ALIGNMENT WITH the recommendation for Commercial (COMM).</p> <p>If the petition is approved, the recommended place type for Parcel 14117112 would be revised to Neighborhood 2 (N2).</p>

Minor Map Amendment Criteria

The portion of the site with the Manufacturing & Logistics (ML) (**PID: 14117112**) **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 (N2) as follows:**

Table 4: 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.	Yes, the acreage of the petition is 15.16 acres. The petition also abuts an area designated as N2 to the west of the site.
Preferred Place Type Adjacency	N1; NAC; CAC; RAC; COMM; CAMP; IMU; PP	Yes, the petition is adjacent to PP and CAC
Locational Criteria	All considered: <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 parcel which is a small piece of land left over after a large property is subdivided, developed, or altered • Frontage along arterial or major roads 	<ul style="list-style-type: none"> • The petition is not within ½ mile walkshed of high-capacity transit station and is not within ½ mile of major transportation corridor. The petition is within a ¼ mile of the Outlets Bv & Designer Dr. bus stop (Stop ID: 52000) • The petition is within ¼ or ½ mile of a

		<p>Community Activity Center</p> <ul style="list-style-type: none"> • The petition is within an Access to Housing Gap (EGF) • The petition is not within a Remnant parcel • The petition does have frontage along an arterial road (Shopton Rd)
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Table 5 below represents an analysis of how the petition meets the components of the proposed **Neighborhood 2 (N2) Place Type**.

Table 5: Neighborhood 2 (N2) 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 petition proposes multi-family stacked residential units.
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 petition proposes multi-family stacked residential units and includes shared open space and common parking areas.

	community amenities, such as open spaces or recreational facilities, and common parking areas.	
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 petition proposes connecting to the existing street network (Wildgrass Ct, New Fashion Way, Shopton Rd) including sidewalks and the buffered/separated bike lane.
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 viable commercial, to support a vibrant pedestrian environment. Buildings with ground floor commercial have	The petition proposes multi-family stacked residential units but does not specify the number of stories. The petition does not propose active ground floor uses or improvements to the pedestrian environment beyond the continuation of sidewalks.

	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 petition includes privately owned, common open space that serves the development but does not specify what form of open space.

- **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 6 below represents an analysis of how the petition meets the policy recommendations. These policies are specifically tracked for rezoning petitions.

Table 6: 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>N/A</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-</p>	<p>N/A</p>

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