
TO: Michael Russell, CZO, Entitlement Services
FROM: Blaize Rai Nelson, Long Range Planning
SUBJECT: RZP 2025-131: 2040 Comprehensive Plan Consistency
LOCATION: 2601 Rocky River Road (10503131)
DESCRIPTION: Zoning Change Request from N1-A to N2-A(CD)
ACREAGE: 6.16 acres
DATE: 5/14/2026

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 Northeast Middle & Outer Community Area Plan](#).

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

NORTHEAST MIDDLE & OUTER COMMUNITY AREA PLAN

The petition could facilitate the following priority for the Northeast Middle & Outer Community Area Plan:

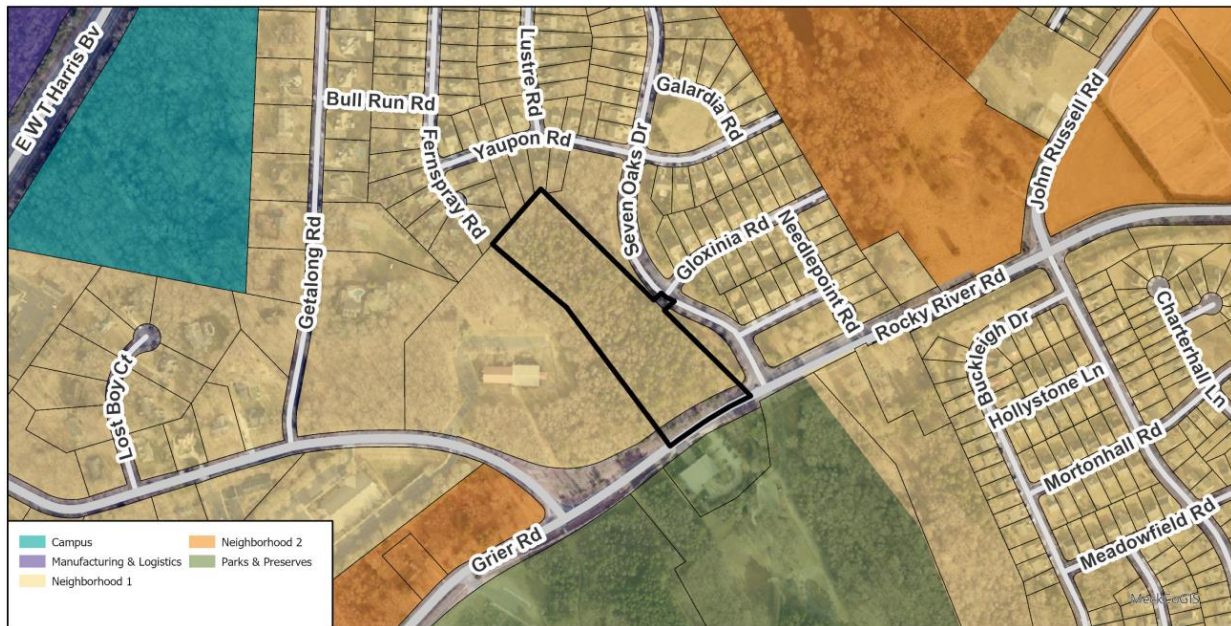
Goal 1: 10 Minute Neighborhood The petition could facilitate this goal as it could allow for housing diversity and density in proximity to activity centers.

Goal 2: Neighborhood Diversity and Inclusion The petition could facilitate this goal by proposing to provide a mix of housing types such as duplexes, triplexes, and quadraplexes as allowed in the N2-A(CD) district, in comparison the predominant existing housing product in district N1-A, which is comprised mostly of single family detached homes.

POLICY MAP

This petition **is not in alignment** with the Neighborhood 1 (N1) Place Type on the 2040 Policy Map (See Figure 1).

Figure 1: 2040 Policy Map



Minor Map Amendment Criteria

The petition with the **Neighborhood 1 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 as follows:**

Table 1: 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)	4 acres	Yes, the petition is 6.16 acres and meets the minimum acreage.
Preferred Place Type Adjacency	N1, NAC, CAC, RAC, COMM, CAMP, IMU, PP	The petition is adjacent to N1 and PP.
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, 	- The petition is within a ½ mile walkshed of a high-capacity transit station or major transportation corridor.

	<p>Campus or Innovation Mixed Use</p> <ul style="list-style-type: none"> • Within Access to Housing Gap (EGF) • Remnant Parcel • Frontage along arterials or major roads. 	<ul style="list-style-type: none"> - The subject property is within a ½ mile of a designated Neighborhood Activity Center located at the intersection of Rocky River Rd. and E. WT Harris Blvd. - Subject property is within an Access to Housing Gap with a score of 3. - Subject property has frontage along arterial or major road: Rocky River Rd.
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Comprehensive Plan, 2040 Policy Map, and Supporting Community Areas Plans
Community Area Plan (CAP) –Northeast Middle & 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 Northeast Middle & Outer CAP’s need to increase access to housing choices, 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 could facilitate this goal as it could allow for housing diversity and density in proximity to activity centers.
Goal 2: Neighborhood Diversity and Inclusion	The petition could facilitate this goal by proposing to provide a mix of housing types such as duplexes, triplexes, and quadraplexes as allowed in the N2-A(CD) district, in comparison to the predominant existing housing product in district N1-A, which is comprised mostly of single family detached homes.
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	N/A
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

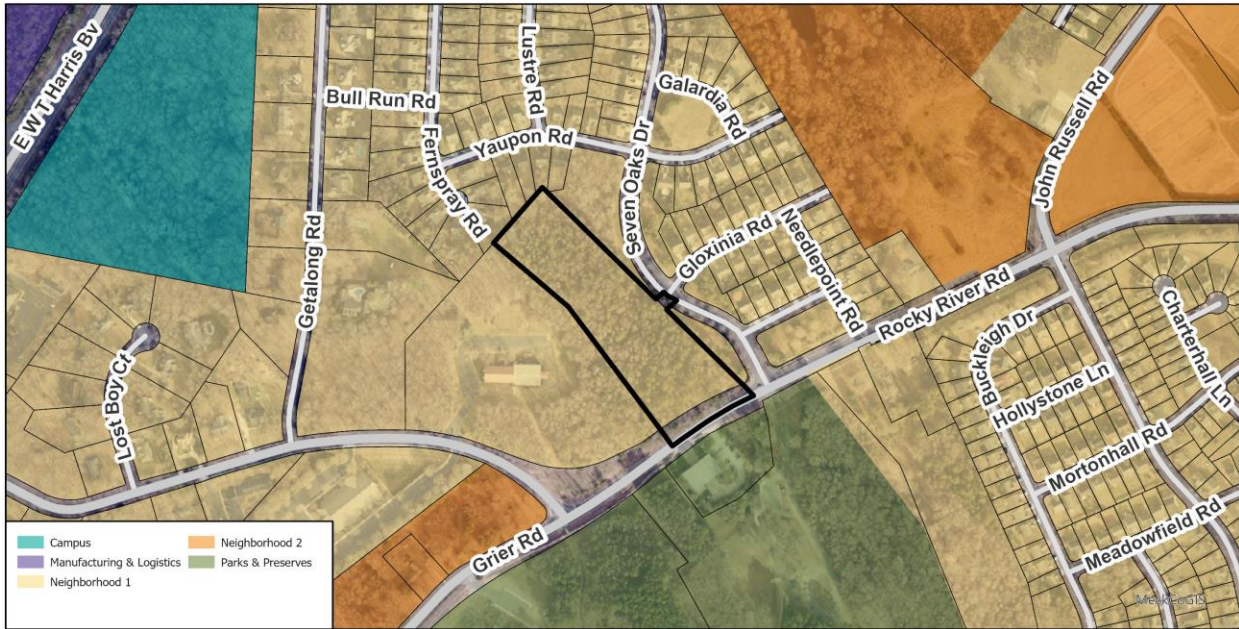


Table 3 below represents an analysis of Alignment with the 2040 Policy Map.

Table 3: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
	<p>NOT IN ALIGNMENT WITH the recommendation for Neighborhood 1 (N1). If the petition is approved, the recommended place type for the site would be revised to Neighborhood 2 (N2).</p>

Minor Map Amendment Criteria

The petition with the **Neighborhood 1 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 as follows:**

Table 4: Minor Map Amendment Criteria

Criteria for Neighborhood 2	Description	Does the petition meet the criteria?
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Minimum Preferred Acreage (Includes adjacent parcels of the same Place Type)	4 acres	Yes, the petition is 6.16 acres and meets the minimum acreage.
Preferred Place Type Adjacency	N1, NAC, CAC, RAC, COMM, CAMP, IMU, PP	The petition is adjacent to N1 and PP.
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 • Frontage along arterials or major roads. 	<ul style="list-style-type: none"> - The petition is within a ½ mile walkshed of a high-capacity transit station or major transportation corridor. - The subject property is within a ½ mile of a designated Neighborhood Activity Center located at the intersection of Rocky River Rd. and E. WT Harris Blvd. - Subject property is within an Access to Housing Gap with a score of 3. - Subject property has frontage along arterial or major road: Rocky River Rd.

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 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 meets this Place Type component as it proposes up to 56 multi-family attached 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 community amenities, such as open spaces or recreational facilities, and common parking areas.	The petition meets this Place Type component as the proposed height will be no more than 3-stories, there with no more than 6 units in each building, and it shall not exceed 140 feet in length. These building notes allow for a transition between the petition and the existing adjacent Neighborhood 1. In comparison, the existing character is that of a Neighborhood 1 Place Type, 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.
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	This petition meets this Place Type component as it is adjacent to an existing Mecklenburg County greenway access point as well as within a ¼ mile of a high-capacity transit stop. Petition will help connect development to trail and transit.

	<p>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.</p>	
<p>Building Form</p>	<p>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 tall ground floors and a high degree of transparency using clear glass windows and doors.</p>	<p>The petition meets this Place Type component as the height will be no more than 3-stories, there will be no more than 6 units in each building and it shall not exceed 140 feet in length. Additionally, petition proposes a maximum of three buildings containing 6 units per building. These building notes allow for a transition between the petition and the adjacent Neighborhood 1.</p>
<p>Open Space</p>	<p>This Place Type includes privately owned, common open space that serves individual residential developments. This open space takes a range of</p>	<p>The petition meets this Place Type component by providing dynamic and programmable open space centrally accessible to neighborhood residents that provide a layering of activities designed for multiple users. The petition lists a variety of options</p>

	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.	and did not specify which designs would be included, but that it would include at least four potential components.
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- **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?
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.	The petition meets this Place Type component by providing dynamic and programmable open space centrally accessible to neighborhood residents that provide a layering of activities designed for multiple users. The petition lists a variety of options and did not specify

	which designs would be included, but that it would include at least four potential components.
<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>	N/A
<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>	N/A
<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>	N/A
<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>	N/A
<p>Public Facilities PS-4: To ensure delivery of adequate public services, align Charlotte's annexation policy with public facility needs.</p>	N/A