
TO: Sheighla Tippett, Entitlement Services
FROM: Jason Pauling, AICP – Long-Range Planning
SUBJECT: RZP 2025-132: 2040 Comprehensive Plan Consistency
LOCATION: 3726 Providence Road (PID: 18309103)
DESCRIPTION: Conventional Rezoning request from R-8MF(CD) to N1-A to allow all uses permitted and under prescribed conditions in the N1-A zoning district
ACREAGE: 0.44 acres
DATE: 3/19/2026

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 Middle Community Area Plan](#).

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

SOUTH MIDDLE COMMUNITY AREA PLAN

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

Goal 2: Neighborhood Diversity & Inclusion: This petition removes single family, specific multi-family, and Bed and Breakfast entitlements approved as part of a conditional plan, and opens the property up to all permitted uses within the N1-A district, which may include diverse residential options such as compact development, duplexes, triplexes, etc.

2040 POLICY MAP

This petition **is in alignment** with the NEIGHBORHOOD 1 Place Type on the 2040 Policy Map.

Figure 1: 2040 Policy Map



2040 COMPREHENSIVE PLAN, POLICY MAP, & SUPPORTING COMMUNITY AREAS PLANS: *South Middle Community Area Plan, adopted November 24, 2025*

- **Community Area Plan - Priority Needs and 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 Middle CAP suggests a need for increased access to housing as a top priority. This metric considers mixes of housing types in addition to single-family that could be considered in N1-A. 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 & Inclusion	This petition removes single family, specific multi-family, and Bed and Breakfast entitlements approved as part of a conditional plan, and opens the property up to all permitted uses within the N1-A district, which may include diverse residential options such as compact development, duplexes, triplexes, etc.

Table 2 below represents an analysis of how the petition meets the components of the **NEIGHBORHOOD 1** Place Type.

Table 2: N1 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 frequently found on the same lots as individual single-family detached homes. Duplexes, triplexes, quadraplexes, and civic uses, such as parks, religious institutions, and neighborhood scaled schools, may also be found in this Place Type. Smaller lot single-family developments, townhomes and multi-family buildings are also found along arterials. The greatest density of housing should be located within a ½ mile of an activity center place type and on an arterial, with transit service.	This petition is consistent with N1-A that surrounds the site and removes conditional entitlements (single family, specific multi-family, and Bed and Breakfast) to allow all permitted uses within N1-A
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. Many of the individual neighborhoods in this Place Type have unifying characteristics, such as setbacks and building heights, that have been maintained over time.	This petition is consistent with N1 that surrounds the site and removes conditional entitlements (single family, specific multi-family, and Bed and Breakfast) to be more aligned with the character of N1 neighborhoods.

Mobility	A very well-connected local street network provides safe and direct access throughout N1 neighborhoods. Arterial streets 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.	This petition is consistent with N1 that surrounds the site and removes conditional entitlements (single family, specific multi-family, and Bed and Breakfast) to be more aligned with the mobility options within the N1 neighborhood. Providence Road also contains existing sidewalks as well as transit service.
Building Form	The typical building in N1 neighborhoods is a single-family residential up to 3 or 4 stories.	This petition is consistent with N1 that surrounds the site and removes conditional entitlements (single family, specific multi-family, and Bed and Breakfast) to be more aligned with the building form of the neighborhood.

- **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.

Table 3 below represents an analysis of how the petition meets the policy recommendations. These policies are specifically tracked for rezoning petitions.

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.	N/A

<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>This petition is consistent with N1 that surrounds the site and removes conditional entitlements (single family, specific multi-family, and Bed and Breakfast) to be more aligned with the surrounding neighborhood, which is not adjacent to any ML-designated or zoned areas.</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>