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**TO:** Maxx Oliver, Entitlement Services  
**FROM:** Maria Floren, Long Range Planning  
**SUBJECT:** RZP 2025-133: 2040 Comprehensive Plan Consistency  
**LOCATION:** 4534 Wynbrook Way  
**DESCRIPTION:** Zoning Change Request from N1-B to N1-E(CD)  
**ACREAGE:** 11.29 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 **inconsistent** with the [goals and policies of the North Middle Outer Community Area Plan](#).

The petition is **in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the Neighborhood 1 Place Type for parcel number 04503107 and **not in alignment** with the recommendation for the Neighborhood 2 Place Type for parcel number 04504207.

#### **NORTH MIDDLE OUTER COMMUNITY AREA PLAN**

The petition does not facilitate any priority goals for the North Middle Outer Community Area Plan.

#### **POLICY MAP**

This petition **is in alignment** with the Neighborhood 1 (N1) Place Type for parcel number 04503107 and **not in alignment** with the Neighborhood 2 (N2) Place Type for parcel number 04504207 on the 2040 Policy Map (See Figure 1).

**Figure 1: 2040 Policy Map**



**Minor Map Amendment Criteria**

The petition with the Neighborhood 1 and Neighborhood 2 **Place Type** designation meets some of the Minor Map Amendment Criteria referenced in the adopted Policy Map Manual to **change the recommended Place Type to Neighborhood 1 as follows:**

**Table 1: Minor Map Amendment Criteria**

<b>Criteria for Neighborhood 1</b>	<b>Description</b>	<b>Does the petition meet the criteria?</b>
Minimum Acreage Preferred (Includes adjacent parcels of the same Place Type)	The requirement is 5 contiguous parcels.	The total acreage of this petition is 11.29 acres and includes two parcels that are being rezoned for this petition, but the petition’s plan proposes more than 5 contiguous parcels.
Preferred Place Type Adjacency	N2; NAC; CAMP; PP	The petition’s adjacency to Neighborhood 1 and Neighborhood 2 meet the criteria, the petition is also adjacent to Manufacturing & Logistics, which is not a preferred adjacency and in

		conflict with policy direction to discourage residential development in proximity to Manufacturing & Logistics areas.
Locational Criteria	<p>All considered:</p> <ul style="list-style-type: none"> <li>• Not within ½ mile walkshed of high capacity transit station or within ½ mile of major transportation corridor*</li> <li>• Not within Access to Housing Gap (EGF)</li> </ul>	<p>The petition meets the consideration to not be within a ½ mile walkshed of high capacity transit station or within ½ mile of major transportation corridor*</p> <p>The petition meets the criteria to be within an Access to Housing Gap (EGF).</p>

**Comprehensive Plan, 2040 Policy Map, and Supporting Community Areas Plans**  
**Community Area Plan (CAP) – North 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 North 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**

<b>Community Area Plan Priority Goal</b>	<b>How does the petition specifically facilitate the priority goal?</b>
Goal 1: 10-Minute Neighborhoods	n/a
Goal 2: Neighborhood Diversity and Inclusion	The majority of the existing housing type in the area is single family detached homes, the

	petition proposes up to 27 single family homes, and does not include duplexes, triplexes or other varieties of housing types.
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 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
	<p><b>IN ALIGNMENT WITH</b> the recommendation for Neighborhood 1 (N1) and <b>NOT IN ALIGNMENT WITH</b> the recommendation for Neighborhood 2 (N2).            If the petition is approved, the recommended place type for the site would be revised to Neighborhood 1 (N1).</p>

**Minor Map Amendment Criteria**

The petition with the Neighborhood 1 and Neighborhood 2 **Place Type** designations meets the Minor Map Amendment Criteria referenced in the adopted Policy Map Manual to **change the recommended Place Type to Neighborhood 1 as follows:**

Commented [HC1]: State what the adopted place type would change to if the rezoning is approved

**Table 5: 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)	The requirement is 5 contiguous parcels.	The total acreage of this petition is 11.29 acres and includes two parcels that are being rezoned for this petition, but the petition’s plan proposes more than 5 contiguous parcels.
Preferred Place Type Adjacency	N2; NAC; CAMP; PP	The petition’s adjacency to Neighborhood 1 and Neighborhood 2 meet the criteria, the petition is also adjacent to Manufacturing & Logistics, which is not a preferred adjacency and in conflict with policy direction to discourage residential development in proximity to Manufacturing & Logistics areas.
Locational Criteria	All considered:	The petition meets the consideration to not be

	<ul style="list-style-type: none"> <li>• Not within ½ mile walkshed of high capacity transit station or within ½ mile of major transportation corridor*</li> <li>• Not within Access to Housing Gap (EGF)</li> </ul>	<p>within a ½ mile walkshed of high capacity transit station or within ½ mile of major transportation corridor*</p> <p>The petition meets the criteria to be within an Access to Housing Gap (EGF).</p>
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Table 6 below represents an analysis of how the petition meets the components of the proposed Neighborhood 1 (N1) Place Type.

**Table 6: Neighborhood 1 Place Type Components**

<b>Place Type Component</b>	<b>Place Type Component Description</b>	<b>How does the petition specifically meet the Place Type Component?</b>
<b>Land Uses</b>	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 detached developments, small townhome buildings, and small multi-family buildings, as well as civic uses, are also found on some 4+ lane arterials.	The petition proposes single family detached homes, consistent with the land uses in the Neighborhood 1 Place Type.
<b>Character</b>	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	The petition proposes single family detached homes with consistent with the character in the Neighborhood 1 Place Type.

	street, and individual back yards are commonly found for each main residential building.	
<b>Mobility</b>	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.	The petition proposes a new street with one access point for the 27 units, from Pine Meadow Drive.
<b>Building Form</b>	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 proposes single family detached building form consistent with the Neighborhood 1 Place Type.
<b>Open Space</b>	Typically private yards and improved common areas	The petition proposes open space consistent with the Neighborhood 1 Place Type.

- **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 fits within established areas.

While not exhaustive, these criteria guide staff’s analysis. Table 7 below summarizes how they apply to the proposed change from **Neighborhood 1 and Neighborhood 2 to Neighborhood 1** for this site.

**Table 7: Policy PT-5**

<b>Criteria</b>	<b>Considerations for the Petition</b>
Existing Lot Patterns in the Area	The existing lot patterns in the area are less dense than what is proposed in the petition.
Average Lot Sizes in the Area	The average lot sizes in the area are smaller than what is proposed in the petition.
Road Frontage Classification (of the subject parcel)	The roads within the petition are local neighborhood streets.
Location of the Subject Parcel	The location of the parcels within the petition are neither corner or midblock sites.

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

**Table 8: Policy Recommendations**

<b>Policy Recommendation</b>	<b>How does the petition specifically meet the policy?</b>
<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 &amp; Logistics. When existing Manufacturing &amp; Logistic sites are adjacent to residential development and request new entitlements, approve the least intense zoning district (ML-1)</p>	<p>Although the EJ-1 policy is not directly applicable because the adjacent parcels are not zoned Manufacturing &amp; Logistics, the petition would still exacerbate the condition of having Neighborhood 1 developed in proximity to the Manufacturing &amp; Logistics Place Type, where the buffer between the two parcels is only 40 feet, located on the adjacent parcel, due to the linear and narrow configuration of the subject site.</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 &amp; 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</p>	<p>n/a</p>

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