
TO: Maxx Oliver, AICP, Entitlement Services
FROM: Jason Pauling, CZO, Long Range Planning
SUBJECT: RZP 2025-138: 2040 Comprehensive Plan Consistency
LOCATION: 615 Sleepy Hollow Road (PID#'s: 16704247 & 16705131)
DESCRIPTION: Rezoning request for a site plan amendment from R-17MF (CD) to R-17MF(CD) SPA
ACREAGE: 8.62 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 [Southwest Middle Community Area Plan](#).

The petition is **in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the NEIGHBORHOOD 2 Place Type.

SOUTHWEST MIDDLE COMMUNITY AREA PLAN

The petition could facilitate the following priority Comprehensive Plan Goals for the Southwest Middle Community Area Plan:

Goal 2: Neighborhood Diversity & Inclusion: This petition advances this goal by adding additional multi-family stacked units in a mostly developed area where the infrastructure can support the density and within an area where there is a gap in access to housing diversity.

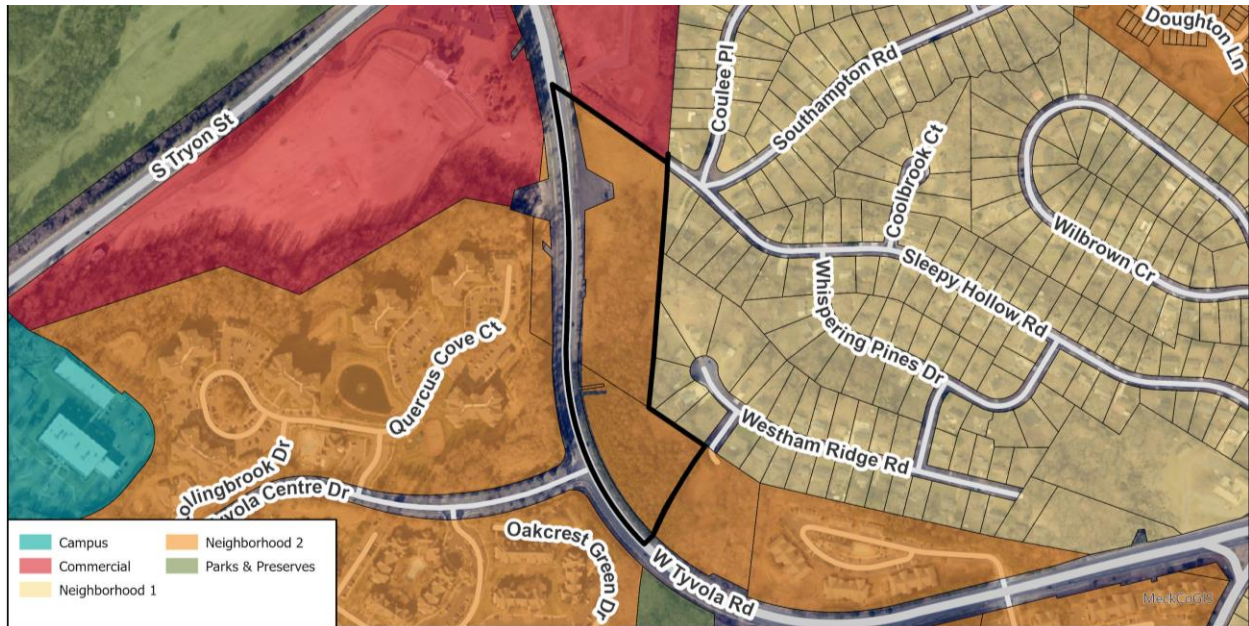
Goal 3: Housing Access for All

The petition proposes to reduce the number of multi-family stacked buildings from 3 to 2 buildings, increase the maximum number of units from 129 to 134 units, and increase the number of work-force housing units from 6 to 7 units, which could facilitate this goal.

2040 POLICY MAP

This petition is **in alignment** with the Neighborhood 2 Place Type (N2) per the 2040 Policy Map.

FIGURE 1: 2040 POLICY MAP



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

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 specific geographies based on the community’s needs for increased access and reduced impacts.

Based on **Southwest Middle** CAP, 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 & Inclusion	This petition advances this goal by adding 5 multi-family stacked units in a mostly developed area where the infrastructure can support the density and type of housing.
Goal 3: Housing Access for All	The petition proposes to reduce the number of multi-family stacked buildings from 3 to 2 buildings, increase the maximum number of units from 129 to 134 units, and increase the number of work-force

	housing units from 6 to 7 units, which could facilitate this goal.
Goal 6: Healthy, Safe and Active Communities	N/A
Goal 7: Integrated Natural and Built Environments	N/A

2040 POLICY MAP

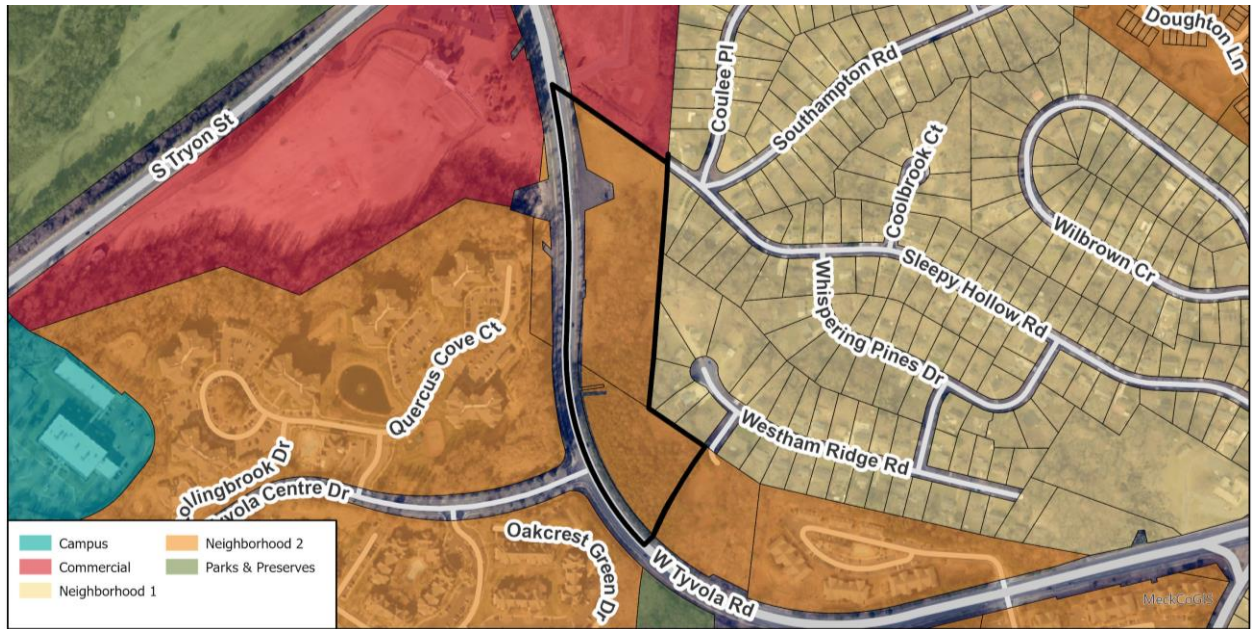


Table 3 below represents an analysis of Alignment with the 2040 Policy Map.

Table 3: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
	IN ALIGNMENT WITH the recommendation for Neighborhood 2 (N2) .

Table 4 below represents an analysis of how the petition meets the components of the proposed **Neighborhood 2 (N2)** Place Type.

TABLE 4: N2 PLACE TYPE COMPONENTS

Place Type Component	Place Type Component Description	How does the petition specifically meet the Place Type Component?
Land Uses	Primary uses in N2 place types include multi-family and single-family attached residential at varying levels of intensity.	The petition proposes to reduce the number of multi-family stacked buildings from 3 to 2 buildings, increase the maximum number of units from 129 to 134 units, and increase the number of work-force housing units from 6 to 7 units.
Character	N2 is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment. N2 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.	N/A
Mobility	Because N2 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 accommodate walking, cycling, and transit use.	N/A

Building Form	Typical buildings are usually not more than five stories. Buildings are designed with active ground floor access to support a vibrant pedestrian environment.	The proposed building height maximum is 65' as reflected in the proposed plan.
Open Space	This Place Type includes privately owned, common open space that serves individual residential developments and may take a range of forms as important features to the neighborhood.	N/A

- **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.	N/A
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.	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
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.	N/A
Public Facilities PS-4: To ensure delivery of adequate public services, align Charlotte's annexation policy with public facility needs.	N/A
