

TO: Maxx Oliver, Entitlement Services
FROM: Manal Mahmoud, Long Range Planning
SUBJECT: RZP 2025-140: 2040 Comprehensive Plan Consistency
LOCATION: 2500 Sandy Porter Rd
DESCRIPTION: Zoning Change Request from N2-B to CAC-1(CD)
ACREAGE: 0.43 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 **inconsistent** with the [goals and policies of the Community Area Plan](#). The petition is **not in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the **Neighborhood 1** Place Type

SOUTHWEST OUTER COMMUNITY AREA PLAN

The petition could facilitate the following priority for the Southwest Outer Community Area Plan: **Goal 1: 10 Minute Neighborhood** This petition could facilitate this goal by expanding access to goods and services to the surrounding area, also its proximity to transit could also help facilitate this goal.

POLICY MAP

The petition is **not in alignment** with the Charlotte Future 2040 Policy Map recommendation for the Neighborhood 1 (N1) Place Type. (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 Community Activity Center (CAC)** as follows:

Table 1: Minor Map Amendment Criteria

Criteria for Community Activity Center	Description	Does the petition meet the criteria?
Minimum Acreage Preferred (Includes adjacent parcels of the same Place Type)	20 acres	Yes, there is adjacent CAC that helps the petition meet the minimum acreage.
Preferred Place Type Adjacency	N2	The site is adjacent to N2 across the street, however, it is adjacent to N1 as well.
Locational Criteria	<ul style="list-style-type: none"> • Not within Uptown • Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor 	This site is not within Uptown and approximately 0.2 miles from a high-capacity transit station

**Comprehensive Plan, 2040 Policy Map, and Supporting Community Areas Plans
Community Area Plan (CAP) –Southwest Outer, 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 a geography based on the community’s needs for increased access and reduced impacts.

Based on the Southwest Outer CAP’s need to increase access daily goods & services 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	This petition could facilitate this goal by expanding access to goods and services to the surrounding area, also its proximity to transit could also help facilitate this goal.

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
	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 Community Activity Center (CAC).

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 Community Activity Center as follows:**

Table 4: Minor Map Amendment Criteria

Criteria for Community Activity Center	Description	Does the petition meet the criteria?
Minimum Acreage Preferred (Includes adjacent parcels of the same Place Type)	20 acres	Yes, there is adjacent CAC that helps the petition meet the minimum acreage.
Preferred Place Type Adjacency	N2	The site is adjacent to N2 across the street; however, it is adjacent to N1 as well.
Locational Criteria	<ul style="list-style-type: none"> Not within Uptown 	This site is not within Uptown and approximately 0.2

	<ul style="list-style-type: none"> • Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor 	miles from a high-capacity transit station.
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Table 5 below represents an analysis of how the petition meets the components of the proposed **Community Activity Center (CAC)** Place Type.

Table 5: CAC Place Type Components

Place Type Component	Place Type Component Description	How does the petition specifically meet the Place Type Component?
Land Uses	Typical uses are retail, restaurant and entertainment, and personal services. Some multi-family and office may also be located in this Place Type. In Transit Station Areas, multi-family and/or office may be primary uses. Some types of auto-oriented uses, well-designed to support walkability, may be located outside of the core of this Place Type.	This petition proposes adaptive reuse of the existing structure on the property to allow uses permitted by-right and under prescribed conditions in the CAC-1 district, including but not limited to, Personal Service Establishment, Office, Medical/Dental Office, etc.
Character	This Place Type is characterized by low to mid-rise commercial, residential, civic/institutional, and mixed-use buildings in a pedestrian-oriented environment.	This petition proposes adaptive reuse of the existing structure.
Mobility	These Place Types include a transportation network that supports highly accessible “10-minute neighborhoods” and a “park once” environment. Community Activity Centers are typically located at or near key intersections or on major Arterials with transit service. Easy access and direct connections to nearby residential neighborhoods help reduce trip lengths, keeps some cars off the Arterials, and encourages transit use, walking, or bicycling. The Local street network is well-connected, with small blocks and highly walkable connections along streets and between destinations. There are frequent opportunities to cross adjacent Arterials, and the pedestrian network accommodates large groups of people.	This petition is located within a transit friendly environment, along major transportation corridors including South Tryon St and along CATS route 16. This site is approximately 0.2 miles from a high-capacity transit station
Building Form	The typical building is a commercial, institutional, multi-family or mixed-use building of five to seven stories. Some buildings in Transit Station Areas are taller. Buildings are designed with active ground floor uses to support a vibrant pedestrian environment. They have tall ground floors and a high degree of transparency using clear glass windows and doors.	This petition proposes a primarily commercial use.
Open Space	Improved open space is a key feature of this Place Type. Community Activity Centers include numerous improved open spaces such as plazas, patios, and courtyards that may include landscaping. Public open spaces such as small parks and greenways, and natural open spaces such as tree	N/A

	preservation areas, are also an important feature and should be included in centers.	
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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.	NA
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.	NA
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.	NA
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.”	NA
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.	NA
Public Facilities PS-4: To ensure delivery of adequate public services, align Charlotte’s annexation policy with public facility needs.	NA

- **Assessment Recommendations (Petitions within an Activity Center or IMU)**

Table 7 below represents an analysis of how the petition may help meet the aspirational goals for the CAC Place Type.

Table 7: Policy Recommendations (Petitions inside an Activity Center or IMU)

Assessment Recommendation	Does the petition specifically meet the recommendation?
Mobility Help provide a pedestrian network that is complete, direct, safe and comfortable and designed to accommodate significant pedestrian activity.	NA
Mobility Help provide a “park once” and walk development or other mobility options between destinations.	NA
Mobility Help provide a center that is easily accessible via transit, and transit facilities located and designed to support accessibility.	NA
Open Space & Environmental Justice Help provide a public open space that is accessible within a 10-minute walk within the development.	NA