
TO: Michael Russell, Entitlement Services
FROM: Jason Pauling, Long Range Planning
SUBJECT: RZP 2025-141: 2040 Comprehensive Plan Consistency
LOCATION: 3125, 3133 Cochrane Drive (PID's: 04116109, 04116110)
DESCRIPTION: Rezoning request from N1-B to N1-C to allow all uses permitted by-right and under prescribed conditions in the N1-C zoning district.
ACREAGE: 0.96 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 & policies of the [West Middle Community Area Plan](#).

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

WEST MIDDLE COMMUNITY AREA PLAN

The petition could facilitate the following priority Comprehensive Plan Goals for the North Middle & Outer Community Area Plan:

Goal 2: Neighborhood Diversity & Inclusion: Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within neighborhoods. This petition could advance this goal by adding the ability to develop more infill housing along a major arterial, and near commercial areas and points of interest.

2040 POLICY MAP

This petition **is in alignment** with the Neighborhood 1 Place Type (N1) on the 2040 Policy Map. (See Figure 1).

FIGURE 1: 2040 POLICY MAP



2040 COMPREHENSIVE PLAN, POLICY MAP, & SUPPORTING COMMUNITY AREAS PLANS: *West Middle Community Area Plan, 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 specific geographies based on the community’s needs for increased access and reduced impacts.

West Middle CAP suggests a need for increased access to housing as a top priority for this area. This metric considers housing unit diversity, cost, size, tenure, and investment in housing. Diversity of housing, also known as housing choice, prioritizes missing middle opportunities between traditional single-family and multi-family, including duplexes, triplexes, townhomes, small apartments, condominiums, and accessory dwelling units. Table 1 represents an analysis of how the petition facilitates the priority Comprehensive Plan Goals for this geography.

Table 1: Community Area Plan Priority Goals

Community Area Plan Priority Goal	How does the petition specifically facilitate the priority goal?
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Goal 2: Neighborhood Diversity & Inclusion	This petition could facilitate this goal by adding the ability to develop more infill housing.
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Table 2: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
	IN ALIGNMENT WITH the recommendation for NEIGHBORHOOD 1 (N1).

Table 3 below represents an analysis of how the petition meets the components of the N1 Place Type

TABLE 3: 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 are the primary use in this Place Type. ADU’s are frequently found on the same lots as single-family 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 detached single-family developments, small townhome buildings, and small multi-family buildings, as well as civic uses, are also found on some 4+ lane arterials.	The primary difference between N1-B and N1-C zoning is the ability for more flexible lot standards such as a minimum lot size of 6,000 sf vs. 8,000 sf, and some reductions in lot widths and setbacks to allow for an increase in infill housing and ADU capabilities. Lot standards for non-residential uses allowed in N1 remain unchanged between N1-B and N1-C

<p>Character</p>	<p>N1 is characterized by low-rise residential buildings, uniformly setback from the street, and generally consistent lot sizes. Many of the individual neighborhoods in this Place Type have unifying characteristics, such as setbacks and building heights, that have been maintained as they were originally developed.</p>	<p>The primary difference between N1-B and N1-C zoning is the ability for more flexible lot standards such as a minimum lot size of 6,000 sf vs. 8,000 sf, and some reductions in lot widths and setbacks to allow for an increase in infill housing and ADU capabilities. The existing lot pattern in this area remains suburban for the most part with most lot sizes over 12,000 square feet along Cochrane. Any subdivision of land along this stretch of Cochrane Road whether N1-B or N1-C would redefine the character for the area. Depending on other lot characteristics (width, setbacks, etc.) these existing two lots could potentially yield 5-7 new lots.</p>
<p>Mobility</p>	<p>A very well-connected local street network provides safe and direct access throughout the neighborhood and to and through 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. Alleys are also used to provide access to</p>	<p>The development pattern is unknown at this time but may include shared driveways or alleyways to access individual lots. The development pattern should avoid excessive driveways to individual lots along Cochrane Road to the greatest extent practical.</p>

	residences located on narrower lots.	
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 primary difference between N1-B and N1-C zoning is the ability for more flexible lot standards such as a minimum lot size of 6,000 sf vs. 8,000 sf, and some reductions in lot widths and setbacks to allow for an increase in infill housing and ADU capabilities.
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.	A request for increase in density in this area may accommodate open space per the UDO.

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 mass of new development or redevelopment fit within established areas.

While not exhaustive, these criteria guide staff’s analysis. Table 4 below summarizes how they apply to the proposed change from **N1-B to N1-C** for this site.

Table 4: Policy PT-5

Criteria	Considerations for the Petition
Existing Lot Patterns in the Area	<ul style="list-style-type: none"> • 3117 Cochrane Dr. – 0.395 ac (17,206 sf) • 3113 Cochrane Dr. – 0.269 ac (11,718 sf) • 3109 Cochrane Dr. – 0.291 ac (12,676 sf) • 3103 Cochrane Dr. – 0.382 ac (16,640 sf) • 3035 Cochrane Dr. – 0.312 ac (13,591 sf) • 3031 Cochrane Dr. – 0.290 ac (12,632 sf)

Average Lot Sizes in the Area	10,000+ sf (60 - 80' lot widths)
Road Frontage Classification (of the subject parcel)	Local
Location of the Subject Parcel	Cochrane Drive

Any proposed subdivision of land for this property under current N1-B or N1-C zoning will be the first of its kind along this stretch of Cochrane Drive and sets a precedent for future development patterns of adjoining parcels within N1 zoning and Place Types.