
TO: Maxx Oliver, Entitlement Services
FROM: Maria E. Floren, Long Range Planning
SUBJECT: RZP 2026-001: 2040 Comprehensive Plan Consistency
LOCATION: 10129 Mount Holly
DESCRIPTION: Zoning Change Request from ML-1 to N2-B(CD)
ACREAGE: 12.67 acres
DATE: 6/12/2026

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 West Outer Community Area Plan](#).

The petition is **not in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the Manufacturing & Logistics Place Type

WEST OUTER COMMUNITY AREA PLAN

The petition does not directly facilitate any of the priority goals for the West Outer Community Area Plan.

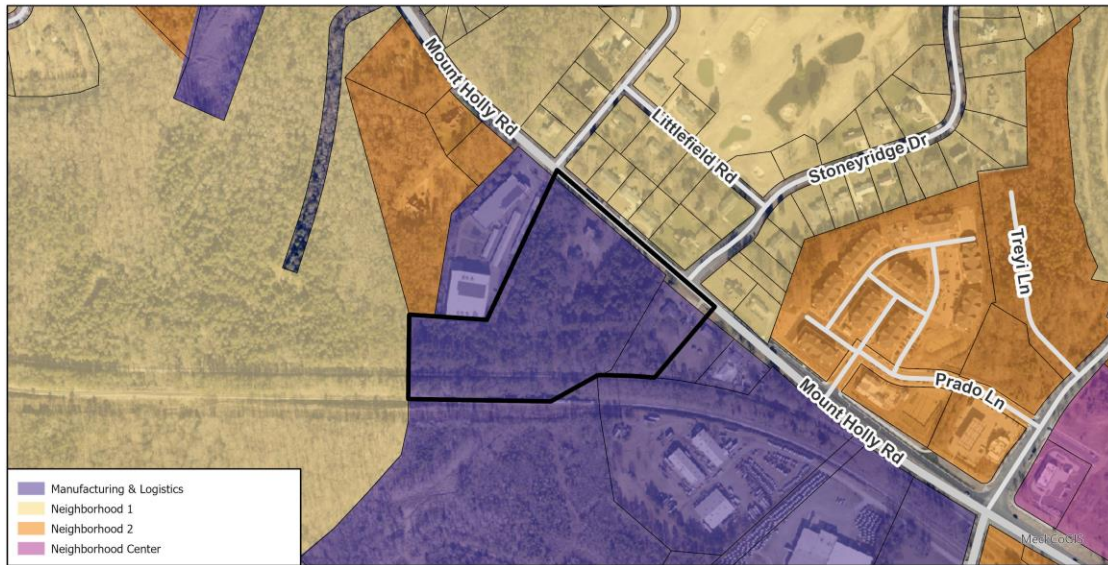
2040 COMPREHENSIVE PLAN

The petition does not directly facilitate any additional Comprehensive Plan Goals.

POLICY MAP

This petition **is not in alignment** with the Manufacturing & Logistics (ML) Place Type on the 2040 Policy Map (See Figure 1).

Figure 1: 2040 Policy Map



Minor Map Amendment Criteria

The petition with the Manufacturing & Logistics **Place Type** designation meets the Minor Map Amendment Criteria referenced in the adopted Policy Map Manual to **change the recommended Place Type to Neighborhood 2 as follows:**

Table 1: 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)	2-4 acres*	The petition is for 12.67 acres and meets the minimum preferred acreage of 2-4 acres.
Preferred Place Type Adjacency	N1; NAC; CAC; RAC; COMM; CAMP; IMU; PP	The petition is adjacent to the ML Place Type which is not a preferred adjacency and across from the N1 Place Type which is a preferred adjacency.
Locational Criteria	All considered: • Within ½ mile walkshed of high-capacity transit station or	The petition is not within ½ mile of a high-capacity transit station or within ½

	within ½ mile of major transportation corridor • Within ¼ or ½ mile of Activity Centers, Campus or Innovation Mixed Use • Within Access to Housing Gap (EGF) • Remnant parcel which is a small piece of land left over after a large property is subdivided, developed, or altered. • Frontage along arterial or major roads**	mile of major transportation corridor. The petition is within ½ miles of an Activity Center however there is not bicycle or pedestrian facilities to it. The petition is located within an Access to Housing Gap. The petition is located along a major road.
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Comprehensive Plan, 2040 Policy Map, and Supporting Community Areas Plans
Community Area Plan (CAP) – West Outer, adopted April 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 West Outer CAP's need for increased access to employment opportunities, housing choices, and 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	n/a
Goal 2: Neighborhood Diversity and Inclusion	n/a

Goal 3: Housing Access for All	n/a
Goal 4: Transit- and Trail-Oriented Development (2T-OD)	n/a
Goal 8: Diverse and Resilient Economic Opportunity	n/a

2040 Policy Map

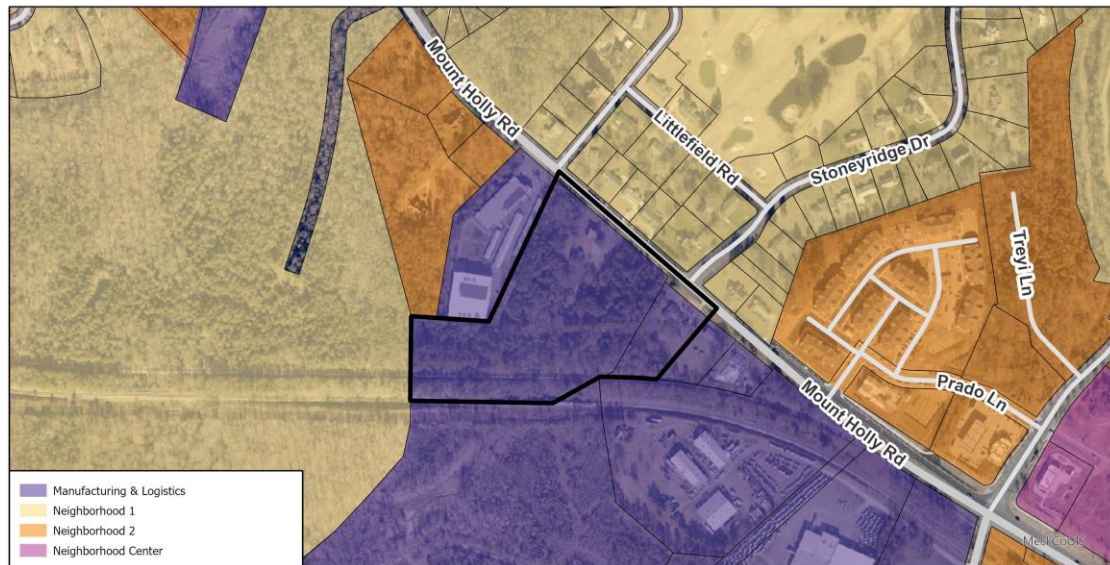


Table 3 below represents an analysis of Alignment with the 2040 Policy Map.

Table 3: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
Manufacturing & Logistics	NOT IN ALIGNMENT WITH the recommendation for Manufacturing & Logistics (ML). If the petition is approved, the recommended place type for the site would be revised to 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: Neighborhood 2 Place Type Components

Place Type Component	Place Type Component Description	How does the petition specifically meet the Place Type Component?
Land Uses	The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, nonresidential uses.	The petition proposes multi-family stacked residential uses consistent with the Neighborhood 2 Place Type.
Character	This Place Type is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment. Neighborhood 2 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.	The petition proposes multi-family stacked residential buildings consistent with the Neighborhood 2 Place Type, including shared community amenities and common parking areas.
Mobility	Because Neighborhood 2 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 better accommodate walking, cycling, and transit use. Both Local and Arterial streets are designed to support and encourage walking, cycling, and transit use to reach transit or nearby destinations.	The petition is located along a major roadway however there is limited walking, cycling and transit infrastructure.
Building Form	The typical building is a single-family attached or multi-family building and is usually not more than five	The petition proposes multi-family stacked residential buildings consistent with the Neighborhood 2 Place Type.

	stories. Civic and institutional buildings vary in size based on their context and accessibility. Buildings are designed with active ground floor uses, either residential or in some instances, economically viable commercial, to support a vibrant pedestrian environment.. Buildings with ground floor commercial have tall ground floors and a high degree of transparency using clear glass windows and doors.	
Open Space	The typical open space includes privately owned, common open space that serves individual residential developments. This open space takes a range of forms, from playgrounds and recreation spaces, to plazas, courtyards, and rooftop decks. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in neighborhoods.	The petition proposes common shared amenity areas consistent with the Neighborhood 2 Place Type.

Minor Map Amendment Criteria

The petition with the Manufacturing & Logistics **Place Type** designation meets the Minor Map Amendment Criteria referenced in the adopted Policy Map Manual to **change the recommended Place Type to Neighborhood 2 as follows:**

Table 2: Minor Map Amendment Criteria

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Locational Criteria	All considered: • Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor • Within ¼ or ½ mile of Activity Centers, Campus or Innovation Mixed Use • Within Access to Housing Gap (EGF) • Remnant parcel which is a small piece of land left over after a large property is subdivided, developed, or altered. • Frontage along arterial or major roads**	The petition is not within ½ mile of a high-capacity transit station or within ½ mile of major transportation corridor. The petition is within ½ miles of an Activity Center however there is not bicycle or pedestrian facilities to it. The petition is located within an Access to Housing Gap. The petition is located along a major road.

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

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Building Form	The typical building is a single-family attached or multi-family building and is	The petition proposes multi-family stacked residential

	usually not more than five stories. Civic and institutional buildings vary in size based on their context and accessibility. Buildings are designed with active ground floor uses, either residential or in some instances, economically viable commercial, to support a vibrant pedestrian environment.. Buildings with ground floor commercial have tall ground floors and a high degree of transparency using clear glass windows and doors.	buildings consistent with the Neighborhood 2 Place Type.
Open Space	The typical open space includes privately owned, common open space that serves individual residential developments. This open space takes a range of forms, from playgrounds and recreation spaces, to plazas, courtyards, and rooftop decks. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in neighborhoods.	The petition proposes common shared amenity areas consistent with the Neighborhood 2 Place Type.

- **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.	The petition meets the open space requirements as required by the ordinance and also includes enhanced plantings and seating options in common open spaces.
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. When existing Manufacturing & Logistics sites are adjacent to residential development and request new entitlements, approve the least intense zoning district (ML-1).	The petition does not support this policy because it introduces new intense residential development on a site designated and next to the Manufacturing & Logistics Place Type, contrary to the policy's intent to discourage residential uses into industrial areas and protect future residents from potential unhealthy impacts associated with these land uses.
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	n/a

designations and preferred adjacencies, as outlined in the Policy Map Manual, when approving new land uses for redeveloped "Areas of Environmental Concern."	
Environmental Justice EJ-11: To ensure existing residents adjacent to Manufacturing & Logistics are protected from more undesirable or unhealthy land uses, discourage the expansion of Manufacturing & Logistics development into areas designated Neighborhood 1 or Neighborhood 2.	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
Place Type PT-4 - When a zoning transition is needed because the recommended Place Types next to each other create a non preferred adjacency, refer to Table 2: Place Type Adjacencies & Zoning Districts in the Program Guide. This table explains when a zoning transition is appropriate. If a transition is required, choose the least intense zoning district that still aligns with the area's designated Place Type	n/a