
TO: Sheighla Tippett, Entitlement Services
FROM: Jason Pauling, Long Range Planning
SUBJECT: RZP 2026-003: 2040 Comprehensive Plan Consistency
LOCATION: 514 Fenton Place (PID: 15506102 portion)
DESCRIPTION: Rezoning request from OFC to NC (CD) to allow for mixed-use development
ACREAGE: 0.84 acres
DATE: 4/16/2026

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 [South Inner Community Area Plan](#).

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

SOUTH INNER COMMUNITY AREA PLAN

The petition could facilitate the following priority Comprehensive Plan Goals for the South Inner Community Area Plan:

Goal 2: Neighborhood Diversity & Inclusion: This petition advances this goal by opening options to develop a mix of uses, including residential uses, including an allowance for multi-family stacked units.

2040 COMPREHENSIVE PLAN

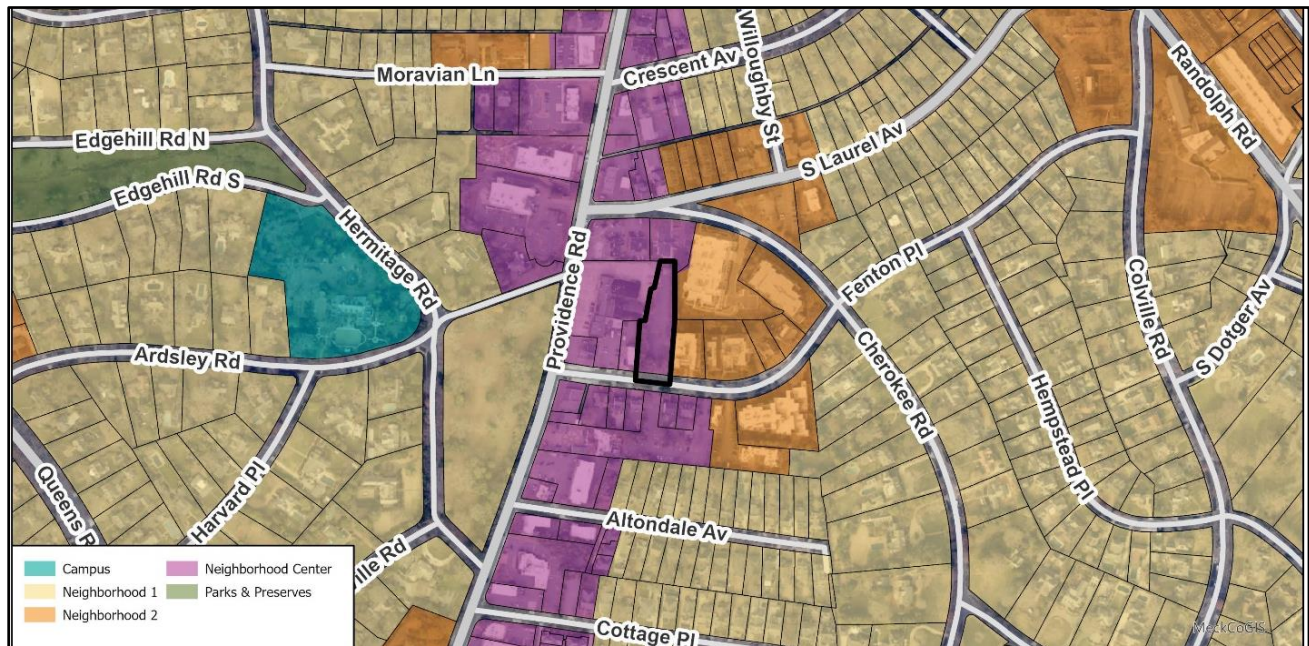
The petition could facilitate the following additional Comprehensive Plan Goals:

Goal 1: 10-Minute Neighborhoods: This petition advances this goal by opening options to develop a mix of uses with the opportunity for more goods and services near existing, established neighborhoods.

2040 POLICY MAP

This petition **is in alignment** with the Neighborhood Center Place Type (NC) on the 2040 Policy Map (see figure 1).

FIGURE 1: 2040 POLICY MAP



COMPREHENSIVE PLAN, 2040 POLICY MAP, AND SOUTH INNER 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 a geography based on the community’s needs for increased access and reduced impacts.

Based on the South Inner CAP’s need increased access to housing, 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 2: Neighborhood Diversity & Inclusion	This petition advances this goal by opening options to develop a mix of uses, including residential uses, including an allowance for multi-family stacked units.
Goal 3: Housing Access for All	This petition does not include a reference to affordable housing, although workforce housing is mentioned as an option within multi-family units.

Goal 4: Transit & Trail Oriented Development	N/A
Goal 9: Retain our Identity & Charm	N/A

Additional Comprehensive Plan Goal(s) Facilitated by the Petition:

In addition to the priority goals of the area plan, Table 2 below represents an analysis of how the petition may facilitate additional Comprehensive Plan Goals

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 advances this goal by opening options to develop a mix of uses with the opportunity for goods and services near existing, established neighborhoods.

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
NEIGHBORHOOD CENTER	IN ALIGNMENT WITH the recommendation for NEIGHBORHOOD CENTER (NC).

Table 4 below represents an analysis of how the petition meets the components of the proposed **NEIGHBORHOOD CENTER (NC)** Place Type.

TABLE 4: NC 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 NC place types include retail, restaurants, personal services, institutional, multi-family, and offices.	This petition proposes a mixed-used development that may include multi-family stacked residential units and all other uses, including accessory uses, as allowed in the NC zoning district.

Character	This Place Type is typically characterized by low-rise commercial, residential civic/institutional, and mixed-use buildings in a pedestrian-oriented environment. Some limited mid-rise buildings can be expected in certain Neighborhood Centers.	This rezoning will allow redevelopment of the full property at the corner of Providence and Fenton and provide consistent zoning by utilizing NC dimensional and design standards to ensure an edge treatment along the eastern property line complimentary to adjacent residential uses. The conditional notes designate that building heights would be up to eighty (80) feet.
Mobility	Neighborhood Centers are easily and directly accessible from nearby neighborhoods to encourage walking and cycling, and to support the concept of a complete neighborhood. The Local Street network is well connected, designed for slow traffic, and includes good pedestrian facilities. Arterial streets provide for safe and comfortable pedestrian, bicycle, and transit travel along and across them for easy access to and from the Neighborhood Center and surrounding areas.	This rezoning aligns all portions of the same property with the same zoning classification so the site can be developed within the NC zoning standards. Vehicular access from Fenton Place should be limited, and vehicular access should be maximized from Providence Road. Sidewalk improvements will aide pedestrian connectivity along Fenton Place.

<p>Building Form</p>	<p>The typical building type is a commercial, institutional, or multi-family building of four stories or fewer. Buildings are designed with active ground floor uses to support a vibrant pedestrian environment. Buildings, especially non-residential structures, have tall ground floors and a high degree of transparency using clear glass windows and doors. Buildings orient to streets with prominent entrances connected directly to the public sidewalk. Buildings also orient toward existing or planned open spaces and abutting parks and greenways.</p>	<p>This rezoning will allow redevelopment of the full property at the corner of Providence and Fenton and provide consistent zoning by utilizing NC dimensional and design standards to ensure an edge treatment along the eastern property line complimentary to adjacent residential uses. The conditional notes indicate that building heights would be up to eighty (80) feet.</p>
<p>Open Space</p>	<p>Neighborhood 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 preservation areas, are also an important feature and should be included in centers.</p>	<p>Open space will be provided in accordance with NC standards of the UDO.</p>

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

<p>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.</p>	<p>The petition provides conditional notes proposing a mix of uses, and redevelopment of the site, including CG portions to utilize NC standards consistent with the South Inner Community Area Plan to set an edge along the eastern property line that is complementary to adjacent residential uses.</p>
<p>Public Facilities PS-4: To ensure delivery of adequate public services, align Charlotte’s annexation policy with public facility needs.</p>	<p>N/A</p>

Assessment Recommendations (Petitions within an Activity Center)

Table 6 below represents an analysis of how the petition may help meet the aspirational goals for the CAC Place Type.

Table 6: Policy Recommendations (Petitions inside an Activity Center)

Assessment Recommendation	Does the petition specifically meet the recommendation?
<p>Mobility Help provide a pedestrian network that is complete, direct, safe and comfortable and designed to accommodate significant pedestrian activity.</p>	<p>The petition provides conditional notes proposing a mix of uses, and redevelopment of the site, including CG portions to utilize NC standards consistent with the South Inner Community Area Plan to set an edge along the eastern property line that is complementary to adjacent residential uses.</p>
<p>Mobility Help provide a “park once” and walk development or other mobility options between destinations.</p>	<p>Parking will be provided at grade and/or on ground floor structured parking for all shared uses.</p>

<p>Mobility Help provide a center that is easily accessible via transit, and transit facilities located and designed to support accessibility.</p>	<p>Bus route 14 crosses by the site along Providence Road.</p>
<p>Open Space & Environmental Justice Help provide a public open space that is accessible within a 10-minute walk within the development.</p>	<p>Open Space is to be provided per the NC UDO standards.</p>