
TO: Michael Russell, CZO, Entitlement Services
FROM: Blaize Rai Nelson, Long Range Planning
SUBJECT: RZP 2026-011: 2040 Comprehensive Plan Consistency
LOCATION: 2012 San Pedro Lane (02771201)
DESCRIPTION: Zoning Change Request from R-12MF(CD) to NC(CD)
ACREAGE: 2.20 acres
DATE: 8/13/2026

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 and policies of the [Northeast Middle & Outer](#) Community Area Plan.

The petition is **in NOT in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the [Neighborhood 2](#) Place Type.

1. NORTHEAST MIDDLE & OUTER COMMUNITY AREA PLAN

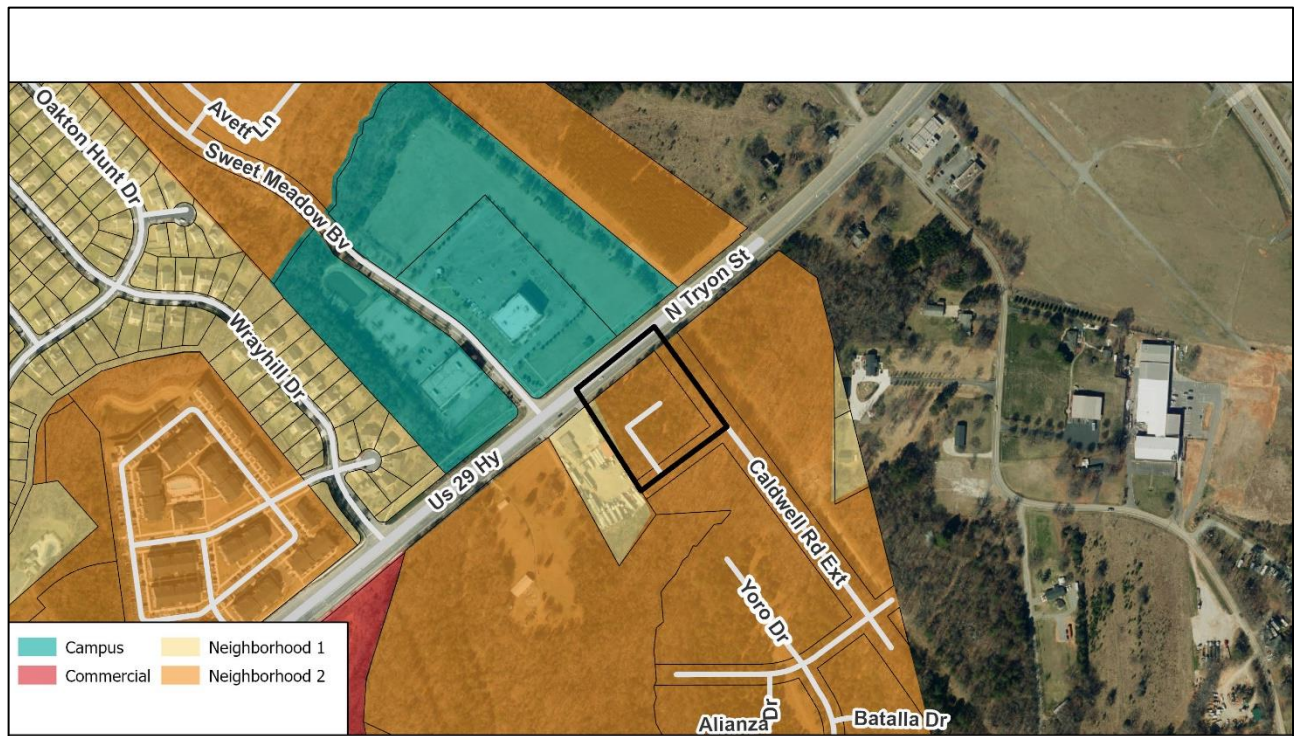
The petition could facilitate the following priority goals for the Northeast Middle & Outer Community Area Plan:

Goal 1: 10 Minute Neighborhood– All Charlotte households will have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. *The petition proposes development of Neighborhood Center site which has the potential to increase access to a concentration of daily goods and services within a ½ mile of residential sites.*

2. POLICY MAP

This petition **is NOT in alignment** with the **Neighborhood 2 (N2)** Place Type on the 2040 Policy Map (See Figure 1).

Figure 1: 2040 Policy Map



Minor Map Amendment Criteria

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

Table 1: Minor Map Amendment Criteria

Criteria for Neighborhood Center	Description	Does the petition meet the criteria?
Minimum Acreage Preferred (Includes adjacent parcels of the same Place Type)	5 Acres	The petition does not meet the minimum acreage with 2.20 acres proposed.
Preferred Place Type Adjacency	N1, N2, CAC, CAMP, IMU, PP	Petition meets is adjacent to N1, N2 and Campus Place types.
Locational Criteria	- Not within Uptown. - Adjacent to N1 or N2 at least one side. - Encourage: - Within Access to Amenities Gap - Existing COMM	Petition is not within Uptown. Petition is adjacent to both N1 and N2. Petition is within Access to Amenities Gap with score of 1.

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

Based on the Northeast Middle & Outer CAP's need for increased access to daily goods and 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	<i>The petition proposes development of Neighborhood Center site which has the potential to increase access to a concentration of daily goods and services within a ½ mile of residential sites.</i>
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 5: Safe and Equitable Mobility	N/A
Goal 6: Healthy, Safe and Active Communities	N/A
Goal 7: Integrated Natural and Built Environments	N/A
Goal 8: Diverse and Resilient Economic Opportunity	N/A
Goal 9: Retain our Identity and Charm	N/A
Goal 10: Fiscally Responsible	N/A

- **2040 Policy Map**

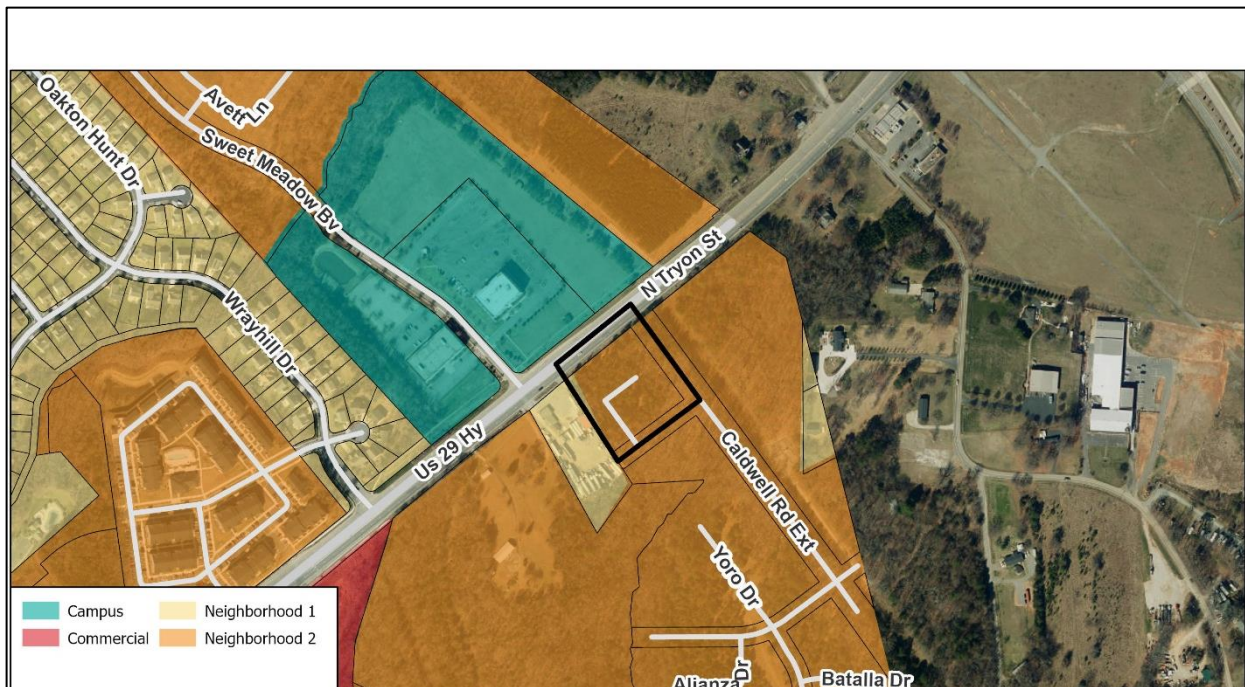


Table 3 below represents an analysis of Alignment with the 2040 Policy Map.

Table 3: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
NEIGHBORHOOD 2 (N2)	NOT IN ALIGNMENT WITH the recommendation for N2. If the petition is approved, the recommended place type for the site would be revised to 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: Neighborhood Center Place Type Components

Place Type Component	Place Component Description	How does the petition specifically meet the Place Type Component?
Land Uses	Primarily retail, restaurants, personal services, institutional, multi-family, office and some auto-oriented uses	Petition includes a site plan showing 22,725 square feet of commercial uses.

Character	Low-rise buildings in walkable environment and limited mid-rise buildings	Maximum building height is set to 65 feet and shows proposed shared use path.
Mobility	Well-connected network designed for slow traffic, supports walking, biking and transit	Primary access proposed to be from Slipstream Drive/Lempira Ln.
Building Form	Typically commercial, institutional, or multi-family buildings of 4 stories or fewer	Proposed site plan includes one building with approximately 22,752 square feet of neighborhood serving commercial/retail space.
Open Space	Numerous improved open spaces such as plazas, patios, and courtyards	Open space provision not included.

Minor Map Amendment Criteria

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

Table 5: Minor Map Amendment Criteria

Criteria for Neighborhood Center	Description	Does the petition meet the criteria?
Minimum Acreage Preferred (Includes adjacent parcels of the same Place Type)	5 Acres	The petition does not meet the minimum acreage with 2.20 acres proposed.
Preferred Place Type Adjacency	N1, N2, CAC, CAMP, IMU, PP	Petition meets is adjacent to N1, N2 and Campus Place types.
Locational Criteria	- Not within Uptown. - Adjacent to N1 or N2 at least one side.	Petition is not within Uptown. Petition is adjacent to both N1 and N2. Petition

	- Encourage: - Within Access to Amenities Gap - Existing COMM	is within Access to Amenities Gap with score of 1.
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Table 6 below represents an analysis of how the petition meets the components of the proposed **Neighborhood Center (NC)** Place Type.

Table 6: Neighborhood Center Place Type Components

Place Type Component	Place Type Component Description	How does the petition specifically meet the Place Type Component?
Land Uses	Primarily retail, restaurants, personal services, institutional, multi-family, office and some auto-oriented uses	Petition includes a site plan showing 22,725 square feet of commercial uses.
Character	Low-rise buildings in walkable environment and limited mid-rise buildings	Maximum building height is set to 65 feet and shows proposed shared use path.
Mobility	Well-connected network designed for slow traffic, supports walking, biking and transit	Primary access proposed to be from Slipstream Drive/Lempira Ln.
Building Form	Typically commercial,	Proposed site plan includes one building with approximately 22,752 square feet of neighborhood serving commercial/retail space.

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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 7 below represents an analysis of how the petition meets the policy recommendations. These policies are specifically tracked for rezoning petitions.

Table 7: 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	N/A

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).	
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
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
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Assessment Recommendations (Petitions within an Activity Center or IMU)

Table 8 below represents an analysis of how the petition may help meet the aspirational goals for the NAC **NAC** Place Type.

Table 8: 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.	N/A
Mobility Help provide a "park once" and walk development or other mobility options between destinations.	This petition is amending previously approved petition, 2021-150, that originally showed the site proposing residential development. The new proposal changes the layout and uses to a neighborhood serving commercial and retail site that in conjunction with the original development offers the opportunity for a "park once" scenario increasing not auto access to amenities, goods, and services.
Mobility Help provide a center that is easily accessible via transit, and transit facilities located and designed to support accessibility.	N/A
Open Space & Environmental Justice	N/A

Help provide a public open space that is accessible within a 10-minute walk within the development.	
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