

**TO:** Maxx Oliver, CZO, Entitlement Services  
**FROM:** Abie Bonevac, CZO, Long Range Planning  
**SUBJECT:** RZP 2026-017: 2040 Comprehensive Plan Consistency  
**LOCATION:** 2002 Ventura Avenue, Charlotte, NC 28216  
**DESCRIPTION:** Zoning Change Request from N1-A to N1-C (CD)  
**ACREAGE:** 7.85 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 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

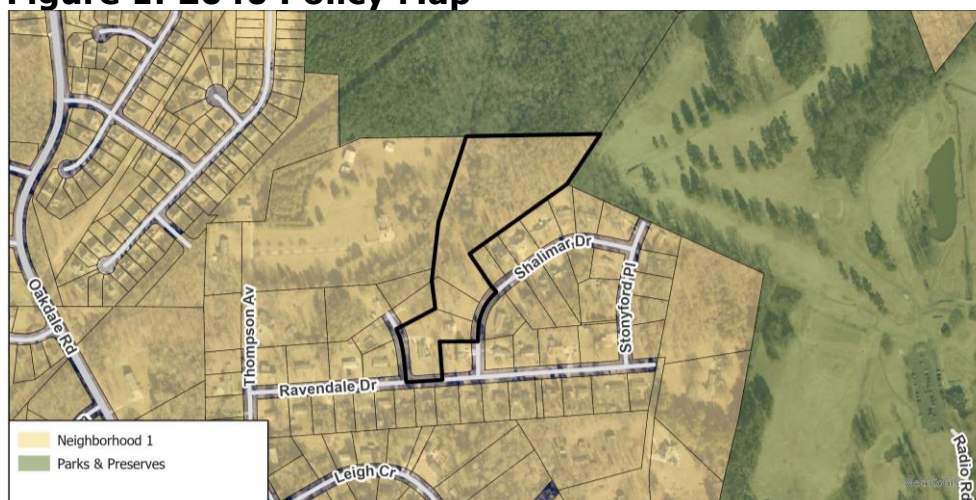
The petition may not facilitate the following priority for the West Middle Community Area Plan:

#### Goal 2: Neighborhood Diversity and Inclusion

### POLICY MAP

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

**Figure 1: 2040 Policy Map**



**Comprehensive Plan, 2040 Policy Map, and Supporting Community Areas Plans**

**Community Area Plan (CAP) – West Middle, adopted April 13, 2026**

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- **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 Middle CAP’s greatest needs are to increase access to housing choices, employment opportunities, and daily goods & services. 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**

<b>Community Area Plan Priority Goal</b>	<b>How does the petition specifically facilitate the priority goal?</b>
Goal 1: 10-Minute Neighborhoods	N/a
Goal 2: Neighborhood Diversity and Inclusion	The petition does not directly facilitate this goal is not increasing the presence of middle density housing.
Goal 3: Housing Access for All	N/a
Goal 4: Transit- and Trail-Oriented Development (2T-OD)	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

**2040 Policy Map**

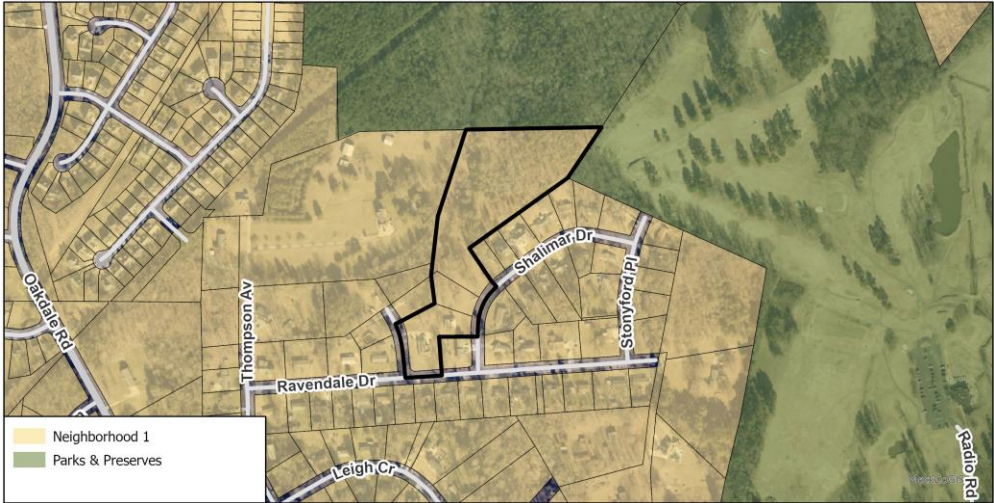


Table 2 below represents an analysis of Alignment with the 2040 Policy Map.

**Table 2: Alignment with the 2040 Policy Map**

2040 Policy Map Place Type Designation	Petition Consistency
Neighborhood 1	<b>IN ALIGNMENT WITH</b> the recommendation for <b>Neighborhood 1 (N1)</b> .

Table 3 below represents an analysis of how the petition meets the components of the proposed **Neighborhood 1 (N1)** Place Type.

**Table 3: Neighborhood 1 Place Type Components**

Place Type Component	Place Type Component Description	How does the petition specifically meet the Place Type Component?
<b>Land Uses</b>	Single-family detached homes on lots are the primary use in this Place Type. Accessory Dwelling Units are frequently found on the same lots as individual single-family detached homes. Duplexes, triplexes, quadraplexes, and civic uses,	The petition does not meet the place type component because it proposes smaller lot sizes than the surrounding N1-A and is not located on an arterial street and is not within 1/2

	<p>such as parks, religious institutions, and neighborhood scaled schools, may also be found in this Place Type. Smaller lot single-family detached developments, small townhome buildings, and small multi-family buildings, as well as civic uses, are also found on some 4+ lane arterials. These building types provide a transition between higher volume streets and the interior of neighborhoods.</p> <p>The greatest density of housing in this Place Type is located within a ½ mile walk of a Neighborhood Center, Community Activity Center, or Regional Activity Center and is located on an arterial, with a high frequency bus or streetcar route. In some cases, small neighborhood commercial buildings are found in older neighborhoods.</p>	walk of an activity center.
<b>Character</b>	<p>Characterized by low-rise residential buildings, uniformly set back from the street, and generally consistent lot sizes. Front lawns, landscaped yards, and tree-lined sidewalks are found between residences and the street, and individual back yards are commonly found for each main residential building.</p> <p>Many of the individual neighborhoods in this Place Type have unifying characteristics, such as setbacks and building heights, that have been maintained over time. Others have seen changes in these and other characteristics.</p>	The petition commits to limiting the maximum height to 40 feet.
<b>Mobility</b>	A very well-connected local street network provides safe and direct	The petition does not meet the place type

	<p>access throughout the neighborhood and to and through the neighborhoods and adjacent Place Types. This street network helps disperse vehicular traffic and allows residents to walk or bike to transit and nearby destinations.</p> <p>Arterial streets also 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 residences located on narrower lots.</p>	<p>component because it proposes smaller lot sizes than the surrounding N1-A and is not located on an arterial street and is not within ½ walk of an activity center.</p>
<b>Building Form</b>	<p>The typical building in a Neighborhood 1 place is a single-family residential building up to 3 or 4 stories. Townhome style buildings typically have 4-6 units. The size of civic and institutional buildings varies based on context and accessibility.</p>	<p>The petition commits to limiting the maximum height to 40 feet.</p>
<b>Open Space</b>	<p>Open space describes the types of open spaces typically located within a Place Type, including private open space, public open space, parks, greenways, green infrastructure and natural or preservation areas. It also indicates how prevalent these types should be.</p>	<p>N/a</p>

- **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 massing of new development or redevelopment fits 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-** to **N1-** for this site.

**Table 4: Policy PT-5**

<b>Criteria</b>	<b>Considerations for the Petition</b>
Existing Lot Patterns in the Area	The petition may not reflect the established lot pattern in the context of the surrounding area, resulting in a development pattern that is not compatible with the surrounding neighborhood character.
Average Lot Sizes in the Area	The petition does not reflect the average lot sizes in the context of the surrounding area, resulting in a development pattern that is not compatible with the surrounding neighborhood character.
Road Frontage Classification (of the subject parcel)	The petition does not meet the road frontage classifications for the subject parcels.
Location of the Subject Parcels	The petition spans a corner lot and multiple parcels adjacent to Sharmar Drive, some without road access.

- **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**

<b>Policy Recommendation</b>	<b>How does the petition specifically meet the policy?</b>
<p>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.</p>	<p>N/a</p>
<p>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 &amp; Logistics. When existing Manufacturing &amp; Logistics sites are adjacent to residential development and request new entitlements, approve the least intense zoning district (ML-1).</p>	<p>N/a</p>
<p>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 &amp; Logistics.</p>	<p>N/a</p>
<p>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</p>	<p>N/a</p>

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