
TO: Michael Russell, Entitlement Services
FROM: Manal Mahmoud, Long Range Planning
SUBJECT: RZP 2026-021: 2040 Comprehensive Plan Consistency
LOCATION: 920 Blu Central Rd
DESCRIPTION: Zoning Change Request from UR-C to UR-C(SPA)
ACREAGE: 1.63 acres
DATE: 6/4/2026

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 South Middle Community Area Plan](#).

The petition is **in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the **Neighborhood 2** Place Type

South Middle COMMUNITY AREA PLAN

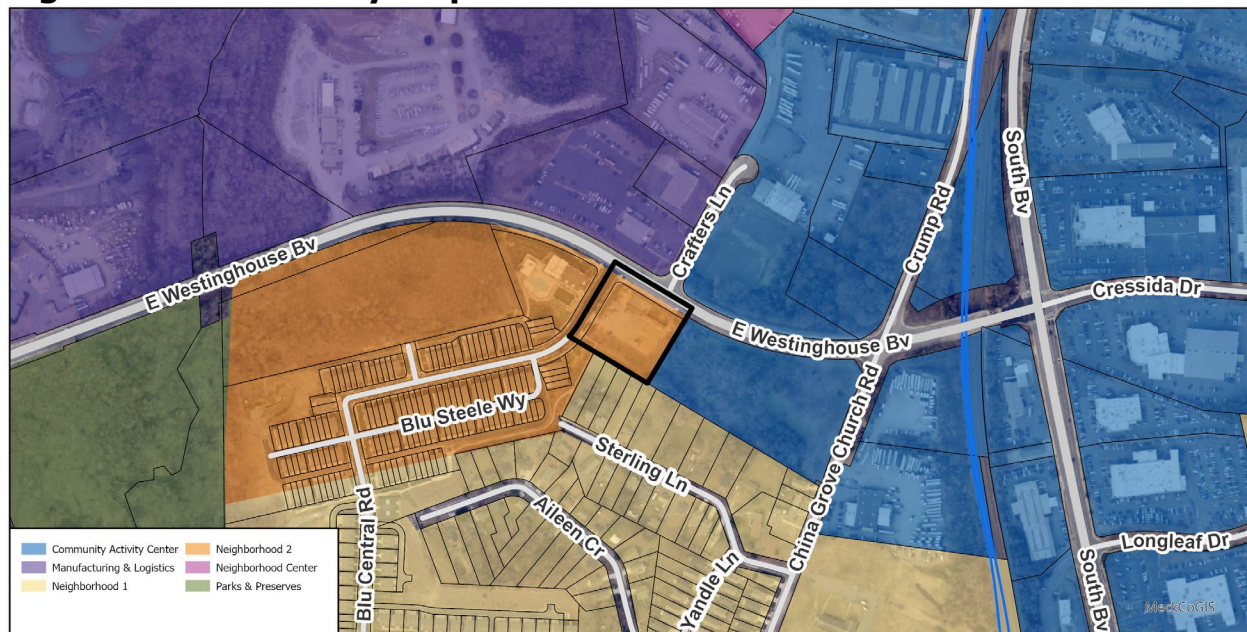
The petition could facilitate the following priority for the South Middle Community Area Plan:

Goal 1: 10 Minute Neighborhood - Due to the proximity of this site to existing Neighborhood 1 and transit options.

POLICY MAP

This petition **is in alignment** with the Neighborhood 2(N2) 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) –South Middle, 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 South Middle CAP’s need for increased access to housing choices, daily goods & services, and employment opportunities, 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 1: 10-Minute Neighborhoods	This petition can facilitate this goal due to the proximity of this site to the existing neighborhood within a 10-minute walk, bike, or transit ride as well as high-capacity transit options.

2040 Policy Map

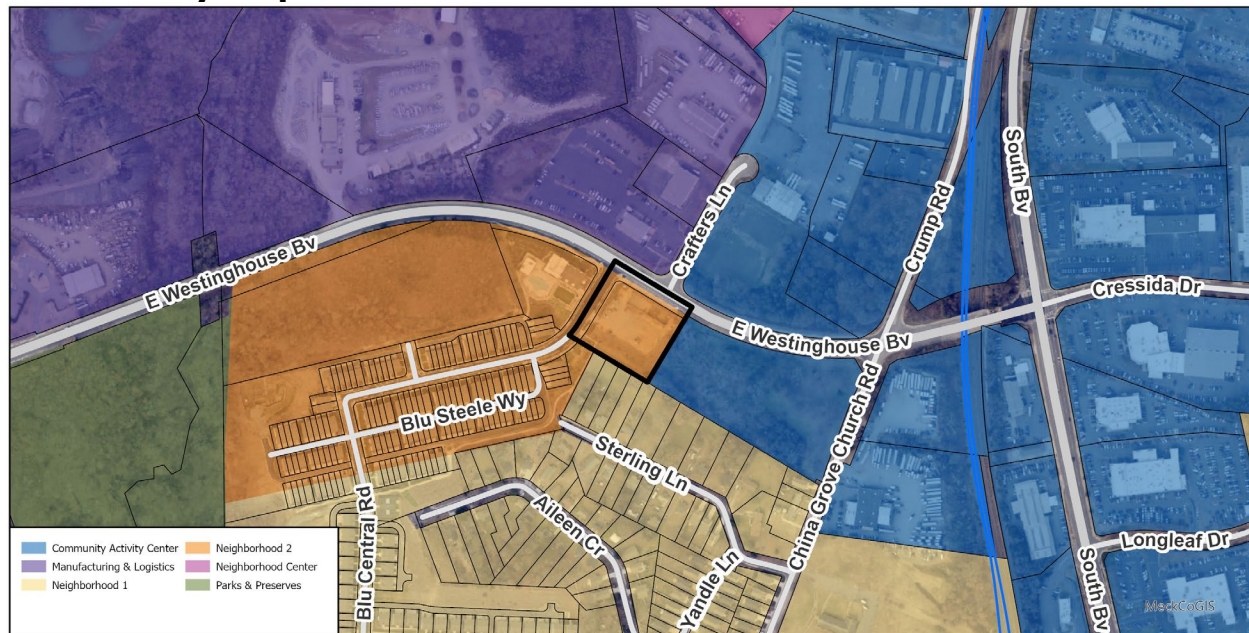


Table 2 below represents an analysis of Alignment with the 2040 Policy Map.

Table 2: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
	IN ALIGNMENT WITH the recommendation for Neighborhood 2 (N2) .

Table 3 below represents an analysis of how the petition meets the components of the proposed **Neighborhood 2 (N2)** Place Type.

Table 3: 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 .	This petition is proposing development of commercial that will serve the existing

		neighborhood and surrounding area.
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.	This petition proposes to provide a designated tree save area on the site.
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.	There are 2 high-capacity transit stations within 0.5 mi of the site. The LYNX I-485/South Blvd station at ½ mile, and a CATS bus stop to Route 55 at about 0.14 mi. The site will also be connected to the existing neighborhood and surrounding streets by an existing sidewalk network.
Building Form	The typical building is a single-family attached or multi-family building and is 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.	This petition is proposing development of up to 3-story commercial that will serve the existing neighborhood and surrounding area.
Open Space	This Place Type includes privately owned, common open space that serves individual residential developments.	This petition proposes to provide a

	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.	designated tree save area on the site.
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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 4 below represents an analysis of how the petition meets the policy recommendations. These policies are specifically tracked for rezoning petitions.

Table 4: 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.	This petition provides a designated tree save area on the site.
Environmental Justice EJ-1: To ensure future residents do not live near undesirable or unhealthy land uses, discourage	NA

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.	NA
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."	NA
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.	NA
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.	NA
Public Facilities PS-4: To ensure delivery of adequate public services, align Charlotte's annexation policy with public facility needs.	NA
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	NA