
TO: Joe Mangum, AICP, Entitlement Services
FROM: Jason Pauling, AICP, Long Range Planning
SUBJECT: RZP 2026-023: 2040 Comprehensive Plan Consistency
LOCATION: 9109 Wilkinson Blvd. (PID: 11304606)
DESCRIPTION: Zoning Change Request from CG to N2-B (CD)
ACREAGE: 20.15 acres
DATE: 9/10/2026

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 (ML) Place Type.

1. West Outer Community Area Plan (CAP):

A change in zoning from CG to N2-B is inconsistent with the West Outer Community Area Plan's needs and goals, which does identify access to housing as one of the top priorities for the geography, but also includes access to jobs and access to goods, services and amenities as higher priorities as well. Access to jobs is a higher priority than access to housing, which is advanced by the current Place Type. Although a change to Neighborhood 2 in this location would provide a softer transition to Neighborhood 1 to the south consistent with environmental justice goals, it would go against providing access to jobs or access to goods and services, which are both lacking in this area. While it is important to facilitate as many of the priority goals of the West Outer CAP as possible, the following priority goals of the West Outer CAP are relevant for this petition:

- **Goal 2: Neighborhood Diversity & Inclusion**

To create a diversity of housing options, Charlotte will increase diversity of housing choices in all neighborhoods. The proposed petition provides a diversity of housing not currently available in this area.

- **Goal 3: Housing Access for All**

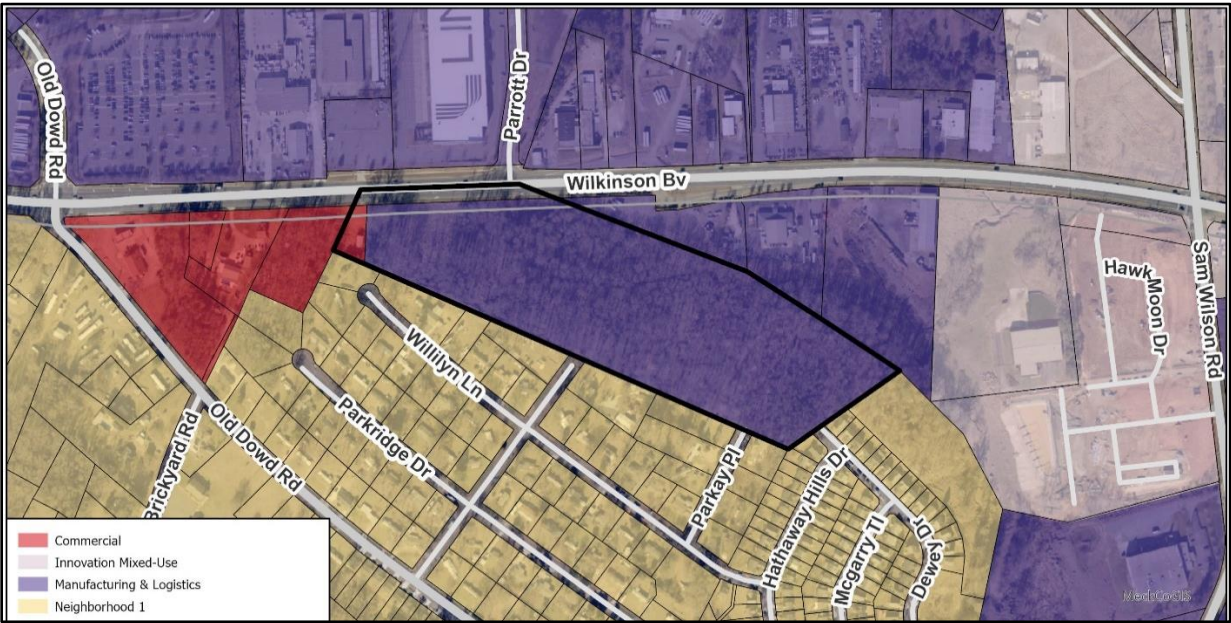
The Neighborhood 2 Place Type provides opportunities for higher density housing development in areas that may experience higher job growth, along a major arterial, and adjacent to high-capacity transit. Charlotte should prioritize increasing workforce and affordable housing opportunities in these areas. While an increase in the number and type of residential units will not guarantee an increase in affordable or workforce units, an increase in the overall housing supply does help manage housing costs in the local market.

Additionally, the petitioner is proposing 321 new multi-family units with a condition that 10% will meet affordable criteria.

2. Policy Map

This petition is **not aligned** with the Manufacturing & Logistics (ML) Place Type designation on the 2040 Policy Map (See Figure 1). A Place Type change to Neighborhood 2 would accompany the zoning change request to N2-B should it be approved.

Figure 1: 2040 Policy Map



3. Minor Map Amendment Criteria

The following Minor Map Amendment Criteria in table 1 is found in the adopted [Policy Map Manual](#) of the Program Guide for all CAPs, and applicable for a request to change to the Neighborhood 2 (N2) place type:

Table 1: Minor Map Amendment Criteria

Criteria	N2	Does the petition meet the criteria?
Minimum Acreage Preferred	2-4 acres	The petition area is approximately 20.15 acres.

Preferred Place Type Adjacency	N1; NC; CAC; RAC; COMM; CAMP; IMU; PP	The petition is adjacent to Commercial, N1 and ML Place Types. ML is not a preferred adjacency, but there appears to be adequate buffering via creek and utility corridors, and no cross access between uses with access to the existing ML also coming from Wilkinson Blvd.
Locational Criteria	1. Within ½-mile walkshed of high-capacity transit station or a major transportation corridor. 2. Within ¼ or ½-mile of Activity Centers, Campus or IMU Place Types. 3. Within Access to Housing Gap. 4. Remnant parcel which is a small piece of land left over from a larger developed property. 5. Frontage along arterial or major roads.	1. This petition is located along a future light rail transit right-of-way, although the project is not funded. CATS Bus Route 35 currently extends along Wilkinson Blvd. from Old Dowd Road to Uptown Charlotte. 2. This petition is near IMU Place Type to the east. 3. This petition is within an access to housing gap 4. It is not a remnant parcel 5. Wilkinson Boulevard is a major arterial per the Charlotte Streets Map.

Comprehensive Plan, 2040 Policy Map, and Supporting Community Areas Plans (CAP) –West 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. Table 2 represents an analysis of how the petition aligns with or could facilitate the priority 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	To create a diversity of housing options, Charlotte will increase diversity of housing choices in all neighborhoods. The proposed petition provides a diversity of housing not currently available in this area.

Goal 3: Housing Access for All	This rezoning includes a request for up to 321 multi-family, stacked units (apartments) in seven total buildings with an amenity center. While an increase in the number and type of residential units will not guarantee an increase in affordable or workforce units, an increase in the overall housing supply does help manage housing costs in the local market. Furthermore, the petitioner has agreed to a 10% affordable housing commitment.
Goal 4: Transit- and Trail-Oriented Development (2TOD)	N/A
Goal 8: Integrated Natural and Built Environments	N/A

2040 Policy Map

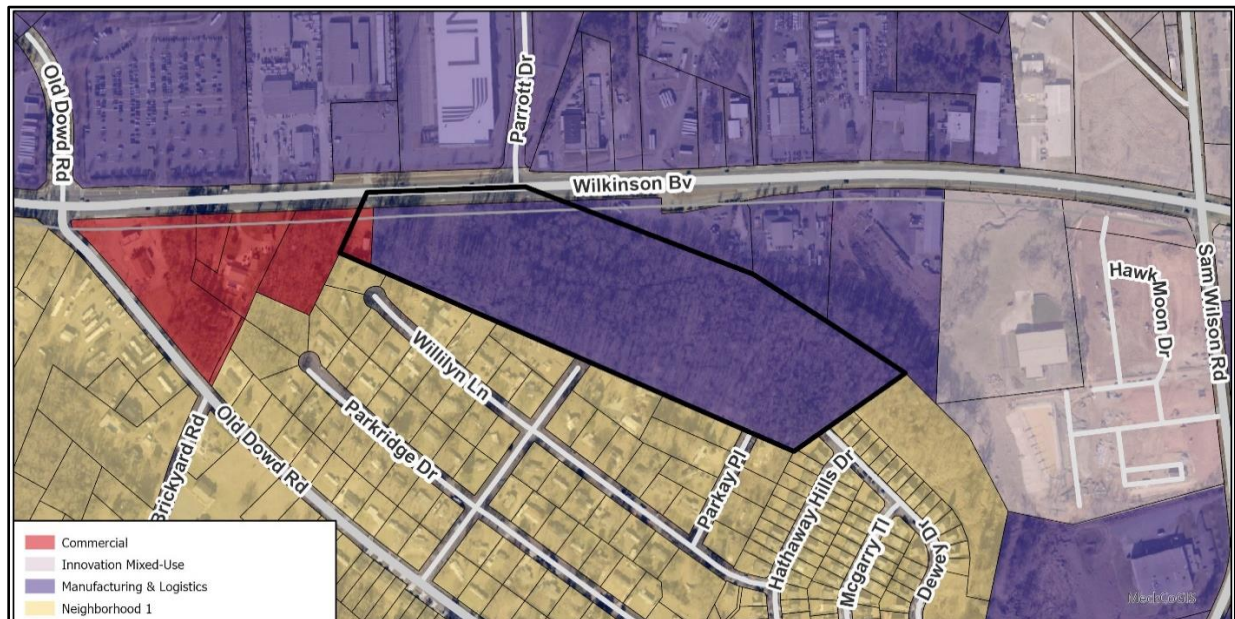


Table 3 represents an analysis of alignment with the 2040 Policy Map.

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 ML. A Place Type change to Neighborhood 2 would accompany the zoning change request to N2-B should it be approved.

Table 4 represents an analysis of the components of **NEIGHBORHOOD 2 (N2)** Place Types.

Table 4: Place Type Components

Place Type Component	N2 Place Type Components	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. Lower intensity housing types are also found in Neighborhood 2.	The petition includes a request for up to 321 multi-family, stacked units within seven buildings varying from three to four stories in height.
Character	This Place Type is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment. Neighborhood 2 residential developments typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas.	A provided site plan shows a layout that adds a new public street entrance to the development along its border with the existing neighborhood to the south (N1). There are five buildings proposed along this new road with the first two being four stories, and three smaller, three-story buildings closer to existing, established single-family. Two other buildings are shown with different orientations, and there is a proposed amenity center at the front of the site.
Mobility	Neighborhood 2 places typically 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 site plan shows a layout that adds a new public street connecting to the existing neighborhood to the south. This street is designed as a new local street with sidewalks and street trees on both sides. The site plan also includes a proposed 12-foot shared use path along Wilkinson Blvd.
Building Form	The typical building is a single-family attached or multi-family building and is usually not more than five stories. Buildings are designed to orient streets with prominent entrances providing pedestrian access from the public sidewalk. Buildings also orient toward on-site open spaces and abutting parks and greenways.	The proposed layout in its current form includes seven (7) buildings with five frontings along the new, proposed public road. Locations and orientations of buildings may not provide the most appropriate building form or open space, and we would encourage this to be addressed during land development review should this request be approved.

Open Space	This Place Type 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 proposed layout in its current form includes open space/green areas along the edges of the development, and an area labeled “to be dedicated” to Mecklenburg County to the rear of the site where there appears to be severe topographic issues near a creek. There is not a central, common open space area accessible to all future residents of the community.
-------------------	---	---

- **Community Area Plan - Supporting the Vision Policy and Assessment Recommendation**

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. When existing Manufacturing & Logistic sites are adjacent to residential development and request new entitlements, approve the least intense zoning district (ML-1).	Although there are ML places adjacent and, in this area, there do not appear to be any environmental concerns with transitioning this site to an N2 Place Type based on the adjacent neighborhood, and in proximity to Wilkinson Blvd.

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.”	Neighborhood 2 Place Types could serve as better transitions between Neighborhood 1 and ML Place Types
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): Ensure delivery of adequate public services, align Charlotte’s annexation policy with public facility needs.	N/A