
TO: Michael Russell, CZO, Entitlement Services
FROM: Blaize Rai Nelson, Long Range Planning
SUBJECT: RZP 2026-025: 2040 Comprehensive Plan Consistency
LOCATION: 12010 DeArmon Road (02771401)
DESCRIPTION: Zoning Change Request from INST(CD) to N1-E
ACREAGE: 6.16 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 North Middle & Outer Community Area Plan](#).

The petition is **in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the [Neighborhood 1](#) Place Type.

NORTH MIDDLE & OUTER COMMUNITY AREA PLAN

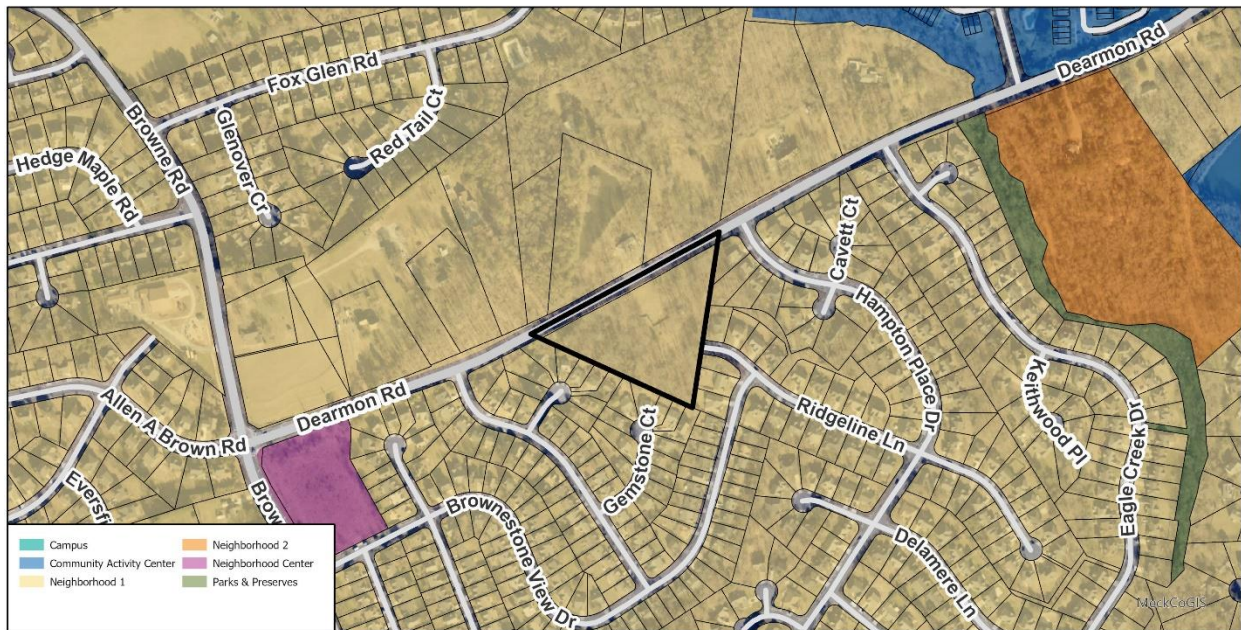
The petition does not in its current form facilitate the following priority for the North Middle & Outer Community Area Plan:

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) –North 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 North Middle & Outer CAP's need to increase access to housing choices, 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	N/A
Goal 2: Neighborhood Diversity and Inclusion	This petition does not directly facilitate this goal. In its current form, this petition

	does not provide a site plan layout of potential housing products and does not does not propose to increase 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 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

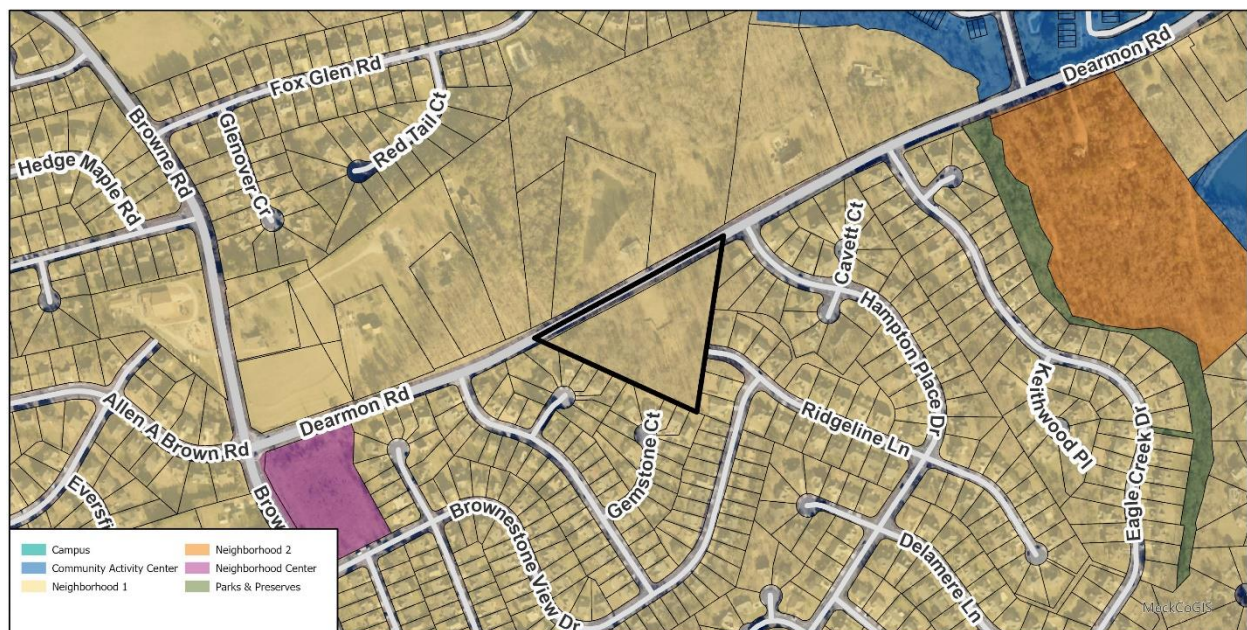


Table 2 below represents an analysis of Alignment with the 2040 Policy Map.

Table 2: Alignment with the 2040 Policy Map

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

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 Description	How does the petition specifically meet the Place Type Component?
Land Uses	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, 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. 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	The petition does not meet the place type component because it proposes smaller lot sizes than the surrounding N1-A. Proposed site is located on an arterial street and is within ½ mile of activity center.

	commercial buildings are found in older neighborhoods.	
Character	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. 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.	Petition does not make any commitments to limited building height, setting uniform set backs or maintaining lot size and pattern.
Mobility	A very well-connected local street network provides safe and direct 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. 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.	The petition could meet this component as it is located on an arterial street with opportunity to provide improved pedestrian infrastructure. Petition proposes no mobility commitments but is encourage to consider connection to existing stub street on Ridgeline Road.
Building Form	The typical building in a Neighborhood 1 place is a single-family residential building up to 3	The petition proposes no commitments to building form.

	or 4 stories. Townhome style buildings typically have 4-6 units. The size of civic and institutional buildings varies based on context and accessibility.	
Open Space	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.	The petition proposes no commitments to open space.

- **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 3 below summarizes how they apply to the proposed change from **INST(CD) to N1-E** for this site.

Table 3: Policy PT-5

Criteria	Considerations for the Petition
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. Existing lot patterns consist of large lot single family detached homes much larger than maximum lot sizes in an N1-E districts.
Average Lot Sizes in the Area	Average existing lot sizes are approximately 11k sq feet adjacent to subject property. Proposed district of N1-E has a minimum lot size of 3k sq

	ft and will not match the character of the surrounding area.
Road Frontage Classification (of the subject parcel)	The petition meets the road frontage classification being located on an arterial road.
Location of the Subject Parcel	Proposed parcel is located along an arterial road, mid-block in an N1 Place type. Site is adjacent on all sides to existing single family residential development. Property is with a ½ miles of an activity center. Parcel is also adjacent to stub street on Ridgeline Road.

- **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.	N/A
Environmental Justice	N/A

EJ-1: To ensure future residents do not live near undesirable or unhealthy land uses, discourage residential development/redevelopment in areas designated Manufacturing & Logistics.	
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
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