

**TO:** Michael Russell, Entitlement Services  
**FROM:** Maria Floren, Long Range Planning  
**SUBJECT:** RZP 2026-026: 2040 Comprehensive Plan Consistency  
**LOCATION:** 1700 Mineral Springs Rd  
**DESCRIPTION:** Zoning Change Request from N2-B to N2-A  
**ACREAGE:** 2.81 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 [North Middle & Outer](#) Community Area Plan.

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

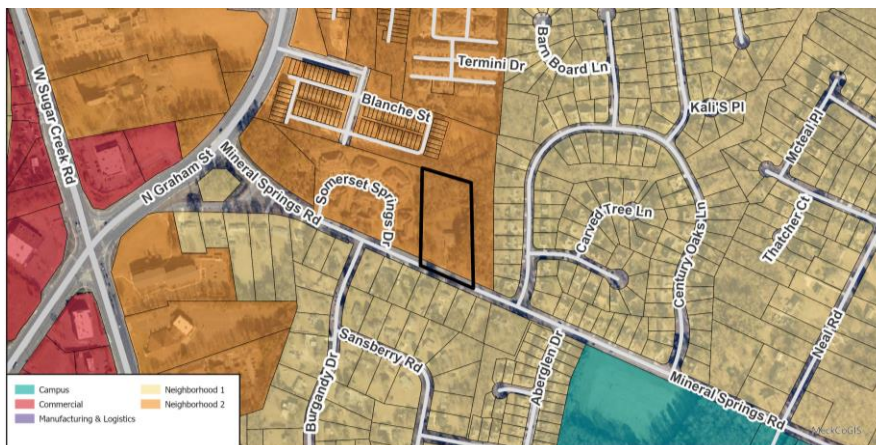
## North Middle & Outer Community Area Plan

The petition does not directly facilitate any of the priority goals for the North Middle Outer Community Area Plan.

## 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 COMMUNITY AREA PLAN (CAP) – NORTH MIDDLE OUTER, ADOPTED APRIL 2025

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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 North Middle Outer CAP's need to increase 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**

| <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            | N/A                                                                     |
| Goal 3: Housing Access for All                          | N/A                                                                     |
| Goal 4: Transit- and Trail-Oriented Development (2T-OD) | N/A                                                                     |
| Goal 8: Diverse and Resilient Economic Opportunity      | N/A                                                                     |

- **Additional Comprehensive Plan Goal(s) Facilitated by the Petition:**

In addition to the priority goals of the area plan, Table 2 below represents an analysis of how the petition may facilitate additional Comprehensive Plan Goals.

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

**Table 3: Alignment with the 2040 Policy Map**

| <b>2040 Policy Map Place Type Designation</b> | <b>Petition Consistency</b>                                          |
|-----------------------------------------------|----------------------------------------------------------------------|
| <a href="#">Neighborhood 2</a>                | <b>IN ALIGNMENT WITH</b> the recommendation for Neighborhood 2 (N2). |

## 2040 Policy Map

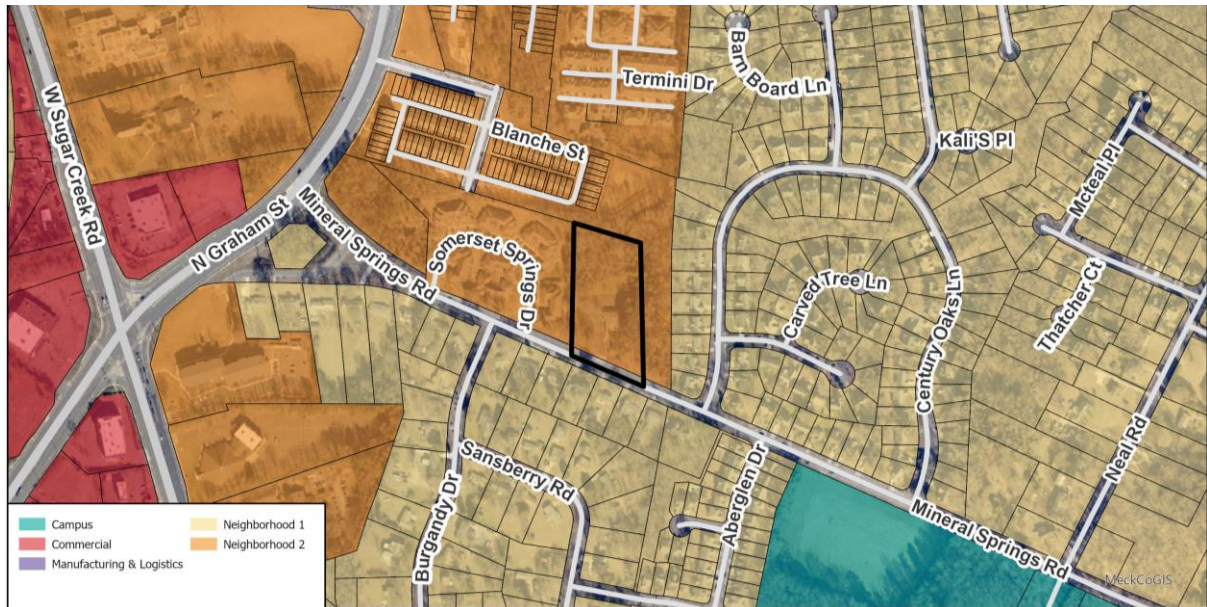


Table 4 below represents an analysis of how the petition meets the components of the proposed Neighborhood 2 (N2) Place Type.

**Table 4: Neighborhood 2 Place Type Components**

| Place Type Component | Place Type Component Description                                                                                                                                                                                                                                                                                                     | How does the petition specifically meet the Place Type Component?        |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>Land Uses</b>     | The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, nonresidential uses.                                                                                                                                                                        | The petition proposes land uses allowed within the N2-A zoning district. |
| <b>Character</b>     | 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 | The petition proposes a conventional N2-A zoning district.               |

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                            |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
|                      | facilities, and common parking areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                            |
| <b>Mobility</b>      | 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.                                                                                                                                                                                                                                                                                               | The petition proposes a conventional N2-A zoning district. |
| <b>Building Form</b> | 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. | The petition proposes a conventional N2-A zoning district. |
| <b>Open Space</b>    | The typical open space 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 petition proposes a conventional N2-A zoning district. |

- **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> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| Open Space<br>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<br>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 & Logistics sites are adjacent to residential development and request new entitlements, approve the least intense zoning district (ML-1). | N/A                                                        |
| Environmental Justice<br>EJ-2: To ensure compatible land uses near industrial land uses, encourage                                                                                                                                                                                                                                                                                   | N/A                                                        |

|                                                                                                                                                                                                                                                                                                                                                                                                                               |     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Commercial or Innovation Mixed-Use development/redevelopment adjacent to areas designated Manufacturing & Logistics.                                                                                                                                                                                                                                                                                                          |     |
| Environmental Justice<br>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<br>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<br>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<br>PS-4: To ensure delivery of adequate public services, align Charlotte's annexation policy with public facility needs.                                                                                                                                                                                                                                                                                    | N/A |
| Place Type<br>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 |