
TO: Maxx Oliver, Entitlement Services
FROM: Maria Floren, Long Range Planning
SUBJECT: RZP 2026-028: 2040 Comprehensive Plan Consistency
LOCATION: 1100 Hawthorne Lane
DESCRIPTION: Zoning Change Request from ML-2 to NC(CD)
ACREAGE: 21.25 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 [Northeast Inner](#) Community Area Plan.

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

1. Northeast Inner Community Area Plan

The petition could facilitate the following priority goals for the Northeast Inner Community Area Plan:

Goal 4: Trail & Transit Oriented Development (2-TOD); the petition commits to building a new local public street that will be a critical segment of the future Gold Line and commits to coordination with CATS on the future Gold Line infrastructure at this site.

2. Charlotte Future 2040 Comprehensive Plan

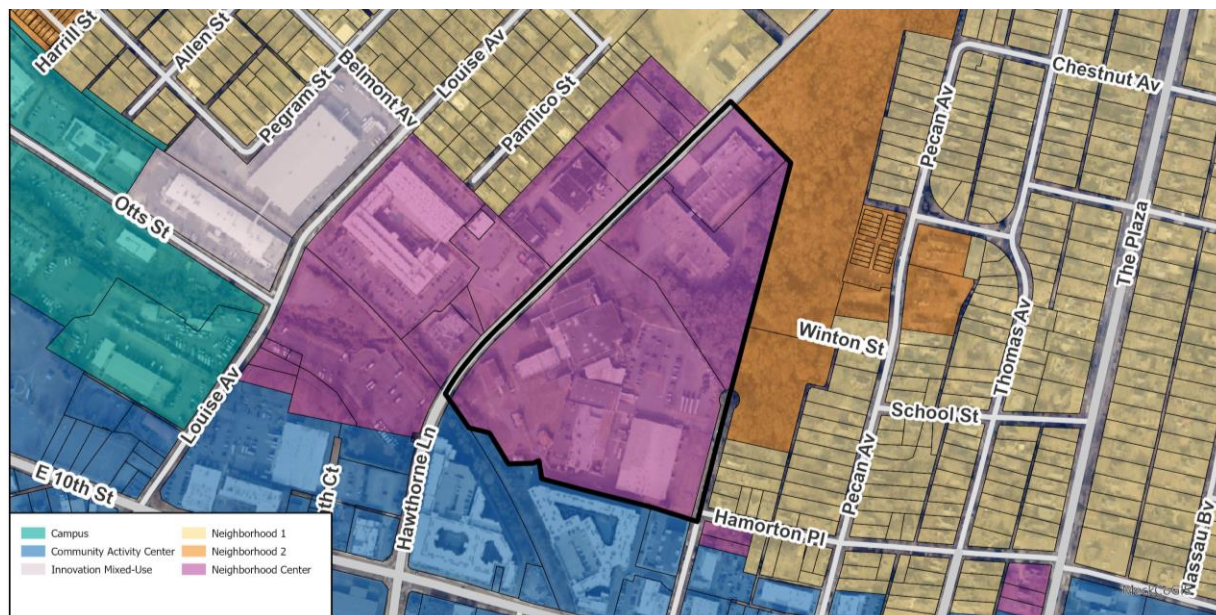
The petition could facilitate additional Comprehensive Plan Goals:

Goal 1: 10 Minute Neighborhood; the petition proposes a mixed-use development that may include multi-family stacked residential and include a minimum of 20,000 square feet of non-residential uses.

3. 2040 Policy Map

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

Figure 1: 2040 Policy Map



Comprehensive Plan, 2040 Policy Map, and Supporting Community Areas Plan (CAP) – Northeast Inner, adopted April 2025

- **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 Northeast Inner 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 2: Neighborhood Diversity and Inclusion	N/A
Goal 3: Housing Access for All	N/A
Goal 4: Transit- and Trail-Oriented Development (2T-OD)	The petition could help facilitate this goal by committing to building a new local public street

	that will be a critical segment of the future Gold Line, and commits to coordination with CATS on the future Gold Line infrastructure at this site.
Goal 9: Retain our Identity and Charm	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 2: Additional Comprehensive Plan Goals

Comprehensive Plan Goal	How does the petition specifically facilitate additional goals?
Goal 1: 10-Minute Neighborhoods	The petition could help facilitate this goal by proposing a mixed-use development that may include multi-family stacked residential and include a minimum of 20,000 square feet of non-residential uses, which could help provide goods, services, and amenities within close proximity to residents.
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 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

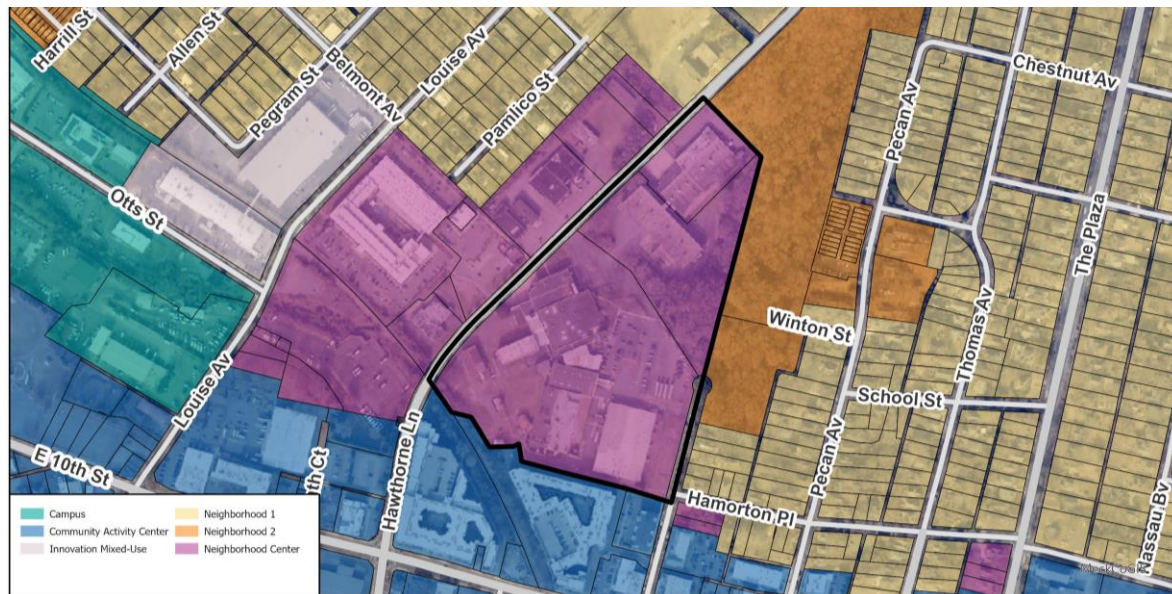


Table 3 below represents an analysis of Alignment with the 2040 Policy Map.

Table 3: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
NEIGHBORHOOD ACTIVITY CENTER	IN ALIGNMENT WITH the recommendation for Neighborhood Activity Center (NC).

Table 4 below represents an analysis of how the petition meets the components of the proposed Neighborhood Activity Center (NC) Place Type.

Table 4: Neighborhood Activity Center Place Type Components

Place Type Component	Place Type Component Description	How does the petition specifically meet the Place Type Component?
Land Uses	Typical uses include retail, restaurants, personal services, institutional, multi-family, and offices. Some types of auto-oriented uses, well-designed to support walkability, may be located on the edges of this Place Type.	The petition proposes a mixed-use development that may include multi-family stacked residential and include a minimum of 20,000 square feet of non-residential uses, as allowed within the NC zoning district.

Character	This Place Type is characterized by low-rise commercial, residential civic/institutional, and mixed-use buildings in a pedestrian-oriented environment.	The petition proposes a mixed-use development that may include multi-family stacked residential and non-residential uses, consistent with the NC zoning district.
Mobility	Neighborhood Centers are easily and directly accessible from nearby neighborhoods to encourage walking and cycling, and to support the concept of a complete neighborhood. The local street network is well-connected, designed for slow traffic, and includes good pedestrian facilities. Arterial streets provide for safe and comfortable pedestrian, bicycle, and transit travel along and across them for easy access to and from the Neighborhood Center and surrounding areas.	The petition commits to constructing a new local public street that will serve as a critical segment of the future Gold Line and to coordinating with CATS on future Gold Line infrastructure at the site, aligning with the NC district's mobility aspirations to create a well-connected and transit-accessible community.
Building Form	The typical building type is a commercial, institutional, or multi-family building of four stories or fewer. Buildings are designed with active ground floor uses to support a vibrant pedestrian environment. They have tall ground floors and a high degree of transparency using clear glass windows and doors.	The petition proposes a mixed-use development consistent with the NC zoning district.

Open Space	Neighborhood Centers include numerous improved open spaces such as plazas, patios, and courtyards that may include landscaping. 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 centers.	The petition proposes a minimum of a half-acre of open space that is publicly accessible.
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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 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.	The petition proposes a minimum of a half-acre open space that is publicly accessible.

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 & Logistics sites are adjacent to residential development and request new entitlements, approve the least intense zoning district (ML-1).	N/A
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
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	N/A

community-driven strategies to guide residential infill development.	
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

- **Assessment Recommendations (Petitions within an Activity Center or IMU)**

Table 6 below represents an analysis of how the petition may help meet the aspirational goals for the CAC Place Type.

Table 6: Policy Recommendations (Petitions inside an Activity Center or IMU)

Assessment Recommendation	Does the petition specifically meet the recommendation?
Mobility Help provide a pedestrian network that is complete, direct, safe and comfortable and designed to accommodate significant pedestrian activity.	The petition commits to constructing a new local public street that will serve as a critical segment of the future Gold Line and to coordinating with CATS on future Gold Line infrastructure at the site, which could help in adding to an active pedestrian network.
Mobility Help provide a "park once" and walk development or other mobility options between destinations.	The petition commits to constructing a new local public street that will serve as a critical segment of the future Gold Line

	and to coordinating with CATS on future Gold Line infrastructure at the site, which could help create a park once and walk development with a variety of mobility options.
Mobility Help provide a center that is easily accessible via transit, and transit facilities located and designed to support accessibility.	The petition commits to constructing a new local public street that will serve as a critical segment of the future Gold Line and to coordinating with CATS on future Gold Line infrastructure at the site, which could help create a center that is well-connected and transit accessible.
Open Space & Environmental Justice Help provide a public open space that is accessible within a 10-minute walk within the development.	The petition proposes a minimum of a half-acre open space that is publicly accessible.