
TO: Sheighla Tippet, MS, Entitlement Services
FROM: Erin Hinson, AICP, Long Range Planning
SUBJECT: RZP 2026-031: 2040 Comprehensive Plan Consistency
LOCATION: 537 Moravian Lane, Charlotte NC 28207
DESCRIPTION: Zoning Change Request from N1-C to NC(CD)
ACREAGE: 0.48 acres
DATE: 8/5/2026

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 goals and policies of the [South Inner](#) Community Area Plan.

The petition is **not in alignment** with the Charlotte Future [2040 Policy Map](#) recommendation for the Neighborhood 1 Place Type.

SOUTH INNER COMMUNITY AREA PLAN

The petition does not directly facilitate any of the priority goals for the South Inner Community Area Plan.

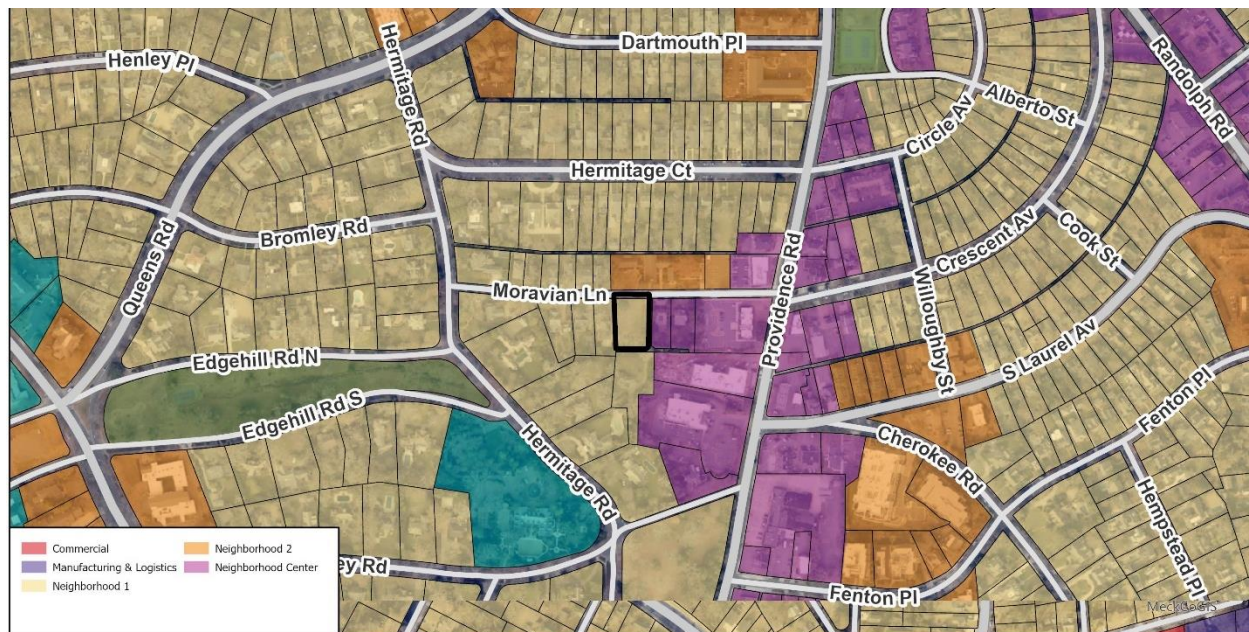
2040 COMPREHENSIVE PLAN

The petition does not facilitate any additional Charlotte Future 2040 Comprehensive Plan Goals

POLICY MAP

This petition **is not in alignment** with the Neighborhood 1 (N1) Place Type on the 2040 Policy Map (See Figure 1).

Figure 1: 2040 Policy Map



MINOR MAP AMENDMENT CRITERIA

The petition with the **Neighborhood 1 Place Type** designation meets the Minor Map Amendment Criteria referenced in the adopted Policy Map Manual to **change the recommended Place Type to Neighborhood Activity Center as follows:**

Table 1: Minor Map Amendment Criteria

Criteria for Neighborhood Activity Center	Description	Does the petition meet the criteria?
Minimum Acreage Preferred (Includes adjacent parcels of the same Place Type)	5 acres	The petition is for 0.48 acres. It does not meet the minimum acreage on its own but is over 5 acres when combined with the adjacent NC place type that fronts on Providence Road.
Preferred Place Type Adjacency	N1; N2; CAMP; IMU; CAC; PP	The petition is adjacent to the N1 Place Type and across from the N2 Place Type, which are preferred adjacencies.
Locational Criteria	1. Not within Uptown	The petition is not located within Uptown.

	2. Adjacent to Neighborhood 1 or Neighborhood 2 on at least one side. 3. Within Access to Amenities Gap (EGF) 4. Existing Commercial	The petition is adjacent to N1 on two sides and across the street from N2. The petition is NOT located within an access to amenities, goods and services gap. This is not an existing commercial site.
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Comprehensive Plan, Policy Map, and Supporting Community Areas Plan (CAP): South Inner – 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 South Inner CAP's need for increased access to housing choices. Table 2 below represents an analysis of how the petition could facilitate the priority Comprehensive Plan 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 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 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 3 below represents an analysis of how the petition may facilitate additional Comprehensive Plan Goals.

Table 3: Additional Comprehensive Plan Goals

Comprehensive Plan Goal	How does the petition specifically facilitate additional goals?
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 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

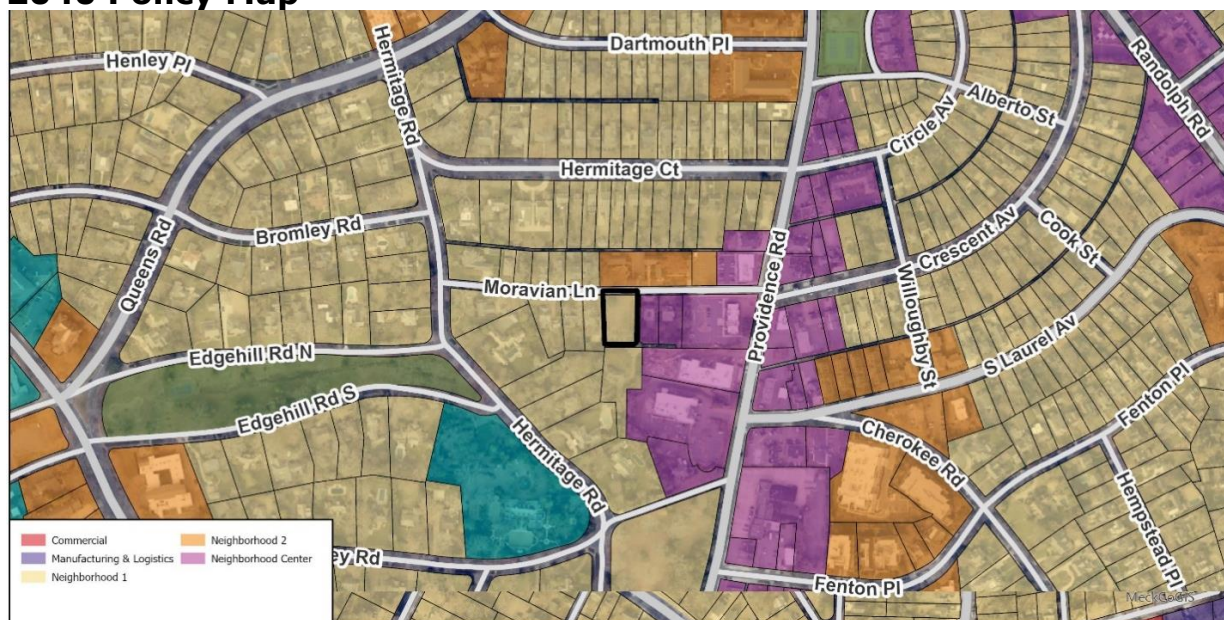


Table 4 below represents an analysis of Alignment with the 2040 Policy Map.

Table 4: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
	NOT IN ALIGNMENT WITH the recommendation for Neighborhood 1 (N1). If the petition is approved, the recommended Place Type for the site would be revised to Neighborhood Activity Center (NAC).

Table 5 below represents an analysis of how the petition meets the components of the proposed **Neighborhood Activity Center (NAC)** Place Type.

Table 5: 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 use, well-designed to support walkability, may be located on the edges of this Place Type.	The petition proposes a surface overflow parking lot for an off-site business, Charlotte Pipe and Foundry Co. (520 Providence Road). While a principal parking lot is permitted under the Neighborhood Center zoning district in the Unified Development Ordinance, the subject property is not an appropriate location for one within the NAC Place Type. NAC land use recommendations allow well-designed, auto-oriented uses that support walkability only at the edges of this Place Type—not in the

		middle of a neighborhood, where the proposed use is located.
Character	This Place Type is characterized by low-rise commercial, residential civic/institutional, and mixed-use buildings in a pedestrian-oriented environment.	N/A
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.	N/A
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.	N/A
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.	N/A

Minor Map Amendment Criteria

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Table 7 below represents an analysis of how the petition meets the components of the proposed **Neighborhood Activity Center (NAC)** Place Type.

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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 8 below represents an analysis of how the petition meets the policy recommendations. These policies are specifically tracked for rezoning petitions.

Table 8: 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 & 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	N/A

adjacent to areas designated Manufacturing & Logistics.	
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 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
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	N/A

aligns with the area's designated Place Type	
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