
TO: Joe Mangum, AICP, Entitlement Services
FROM: Jason Pauling, AICP, Long Range Planning
SUBJECT: RZP 2026-033: 2040 Comprehensive Plan Consistency
LOCATION: 4109 Sandy Porter Dr. (PID: 20108104)
DESCRIPTION: Zoning Change Request from N1-A to N2-A (CD)
ACREAGE: 6.4 acres
DATE: 9/8/2026

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 [Southwest Middle](#) Community Area Plan, but has some inconsistencies with the intent of N2 Place Type in its current form. Most notably layout, sidewalk access and a lack of shared open space.

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

1. Southwest Middle Community Area Plan (CAP)s:

A change in zoning from N1-A to N2-A accompanied by a Place Type change from Neighborhood 1 to Neighborhood 2 is consistent to the Southwest Middle Community Area Plan's needs and goals, which identify access to housing as the top priority for the geography. However, the layout of the site plan in its current form does not adequately demonstrate compliance with elements of the N2 Place Type, or some key policies of the Southwest Middle Area Plan such as providing adequate open space and mobility options for all residents. The petition could facilitate the following priority goals of the Southwest Middle CAP:

- **Goal 1: 10-Minute Neighborhood**

To increase access to essential amenities, goods and services, Charlotte will increase the number of households within a half-mile walk, bike or transit trip of areas designated as activity centers. An area designated

as Community Activity Center is adjacent to the subject property across Sandy Porter, as well as an existing school campus that borders the site.

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

Neighborhoods should develop a diversity of housing options that increase the presence of middle density units, such as duplexes, triplexes, townhomes and accessory dwelling units. The petition includes a request for up to 70 new attached residential units in various groupings from three to five unit-buildings.

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

Increasing affordable housing units within proximity to activity centers is a primary goal of the 2040 Plan and the Southwest Middle Community Area Plan. The rezoning petition proposes to include seven (7) units designated exclusively as affordable at 80% Area Median Income (AMI).

2. Policy Map

This petition **is not aligned** with the Neighborhood 1 (N1) Place Type designation on the 2040 Policy Map (See Figure 1). A Place Type change to Neighborhood 2 should accompany the zoning change request to N2-A should it be approved.

Figure 1: 2040 Policy Map



3. Minor Map Amendment Criteria

The following Minor Map Amendment Criteria in table 1 below 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 6.4 acres.
Preferred Place Type Adjacency	N1; NC; CAC; RAC; COMM; CAMP; IMU; PP	The petition is adjacent to CAMPUS and CAC Place Types.
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.	This petition meets most of these criteria with Campus and CAC properties adjacent, access to housing being a top priority in this area, and frontage along Sandy Porter Road, which is designated on the adopted streets map as an Avenue.

Comprehensive Plan, 2040 Policy Map, and Supporting Community Areas Plans (CAP) –Southwest Middle, 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	To increase access to essential amenities, goods and services, Charlotte will increase the number of households within a half-mile walk, bike or transit trip of areas designated as activity centers. An area designated as CAC is adjacent to the subject property.
Goal 2: Neighborhood Diversity and Inclusion	Neighborhoods should develop a diversity of housing options that increase the presence of middle density units, such as duplexes, triplexes, townhomes and accessory dwelling units. The petition includes a request for up to 65 new attached residential units in various groupings from three to five unit-buildings.
Goal 3: Housing Access for All	N/A
Goal 6: Healthy, Safe and Active Communities	N/A
Goal 7: 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 N1. If the petition is approved, the place type for the site would be revised to NEIGHBORHOOD 2 (N2) .

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

Table 4: Place Type Components

Place Type Component	CAC 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 70 new attached residential units in various groupings from three to five unit-buildings.

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.	The layout of this proposed development does not adequately show good walkability or shared open space in its current form and places more of a priority on dwelling units. There are units that front along Sandy Porter Drive, and some units that front open space, across from each other with a shared sidewalk. The sidewalks overall are an afterthought with this plan in current form and should be prioritized during land development review should this rezoning be approved. Additionally, the overall presence of open space is lacking a central focus area equally accessible for all residents.
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 proposed site plan for this development shows one private alley central access, and several shorter alleys accessing additional units. This layout is not ideal for mobility in a walkable environment and although units have sidewalk access, sidewalks are very tight and not designed to a public standard with appropriate treescape within planting strips. Units are accessed by one-car garages, which yields to a greater need for additional parking elsewhere on the site, notably along the main entrance drive, which is again a private alley requiring maintenance cost by the homeowners, and a secondary parking area only accessible by one side of the development. Should this rezoning be approved, the intensity and layout of this development may need to be redesigned to better reflect the character of neighborhood 2 developments.

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 eleven (11) units that front along Sandy Porter Drive, whereas all other units are proposed to front either a common sidewalk within central open space, or the rear of the site that will remain undisturbed or include a large stormwater structure. There does not appear to be a central, common open space area accessible to all future residents of the community.
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 areas labeled open space between individual units with a single sidewalk. 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 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 layout of this development in its current form does not align with this policy recommendation
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).	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

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