
TO: Maxx Oliver, CZO, Entitlement Services
FROM: Erin Hinson, AICP Long Range Planning
SUBJECT: RZP 2026-035: 2040 Comprehensive Plan Consistency
LOCATION: 3998 Beatties Ford Road, Charlotte, NC 28216
DESCRIPTION: Zoning Change Request from N1-B to N2-A (CD)
ACREAGE: 6 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 [West Middle Community Area Plan](#).

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

1. West Middle Community Area Plan

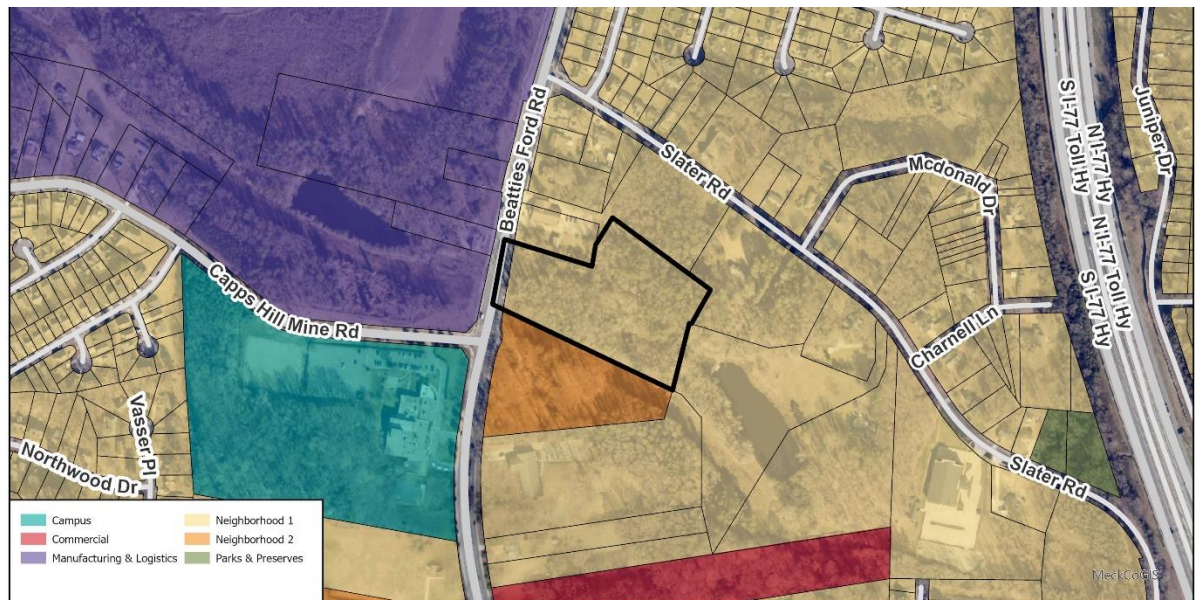
The petition could facilitate the following priority for the West Middle Community Area Plan:

- **Goal 1: 10 Minute Neighborhood:** The petition helps facilitate Goal 1. Small commercial area to the south with several land uses that contribute to 10-minute neighborhoods, such as daycare, market, Family Dollar, and medical services. Existing sidewalk on Beatties Ford Road facilitates a connection as well as nearby bus stops to other areas of the City.
- **Goal 2: Neighborhood Diversity and Inclusion:** The petition helps facilitate Goal 2 with an allowance for up to 64 multi-dwelling units, which may include a combination of duplex, triplex, and/or quadraplex.

2. 2040 Policy Map

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

Figure 1: 2040 Policy Map



3. 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 2 as follows:**

Table 1: Minor Map Amendment Criteria

Criteria for Neighborhood 2	Description	Does the petition meet the criteria?
Minimum Acreage Preferred (Includes adjacent parcels of the same Place Type)	2-4 acres*	The petition is 6 acres and meets the minimum preferred acreage of 2-4 acres.
Preferred Place Type Adjacency	N1; NAC; CAC; RAC; COMM; CAMP; IMU; PP	The petition is adjacent to the preferred N1 Place Type. The petition is across from the ML Place Type, which is not a preferred adjacency.
Locational Criteria	All considered: Within ½ mile walkshed of high-capacity transit station or within ½	The petition is within ½ mile walkshed of high-capacity transit station and within ½ mile of major transportation corridor.

	mile of major transportation corridor • Within ¼ or ½ mile of Activity Centers, Campus or Innovation Mixed Use • Within Access to Housing Gap (EGF) • Remnant parcel which is a small piece of land left over after a large property is subdivided, developed, or altered. • Frontage along arterial or major roads	The petition is within ½ mile of the Campus Place Type. The petition is located within an Access to Housing Gap (EGF). The petition is located along a major road.
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COMPREHENSIVE PLAN, 2040 POLICY MAP, AND SUPPORTING COMMUNITY AREAS PLANS (CAP) – WEST 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.

Based on the West Middle CAP's need for increased access to housing choices, employment opportunities, and daily goods & services. 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 1: 10-Minute Neighborhoods	The petition helps facilitate Goal 1. Small commercial area to the south with several land uses that contribute to 10-minute neighborhoods, such as daycare, market, Family Dollar, and medical services. Existing sidewalk on Beatties Ford Road facilitates a connection as well as nearby bus stops to other areas of the City.
Goal 2: Neighborhood Diversity and Inclusion	The petition helps facilitate Goal 2 with an allowance for up to 64 multi-dwelling units, which may include a combination of duplex, triplex, and/or quadraplex.

- **2040 Policy Map**

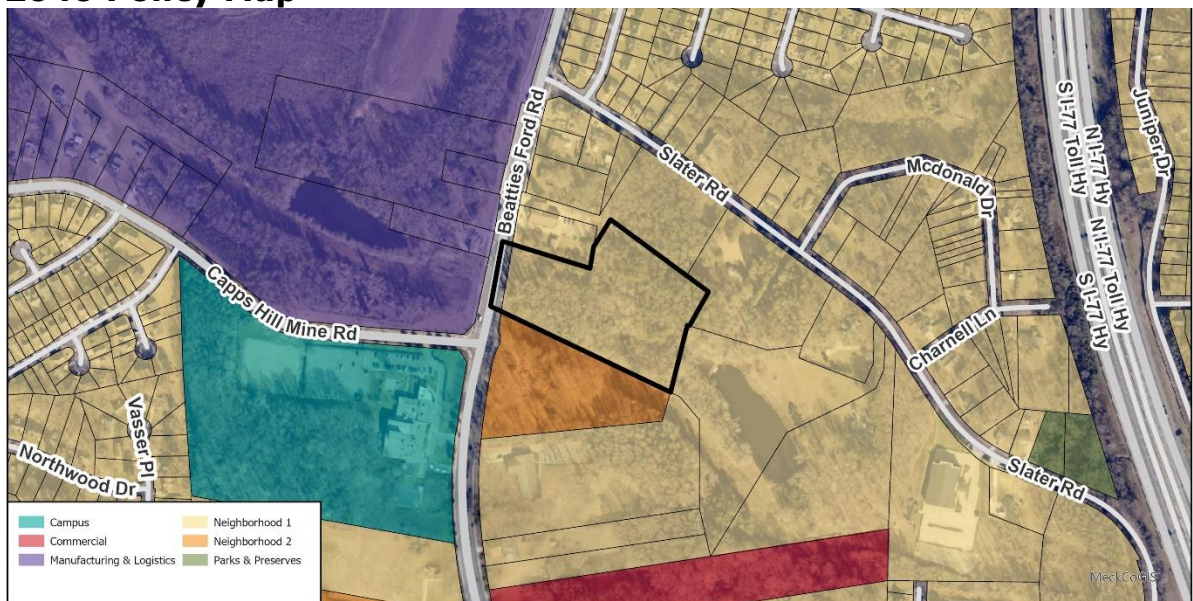


Table 3 below represents an analysis of Alignment with the 2040 Policy Map.

Table 3: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
Neighborhood 1	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 2 (N2).

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?
Land Uses	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 multi-dwelling units that may include a combination of duplex, triplex, and/or quadraplex uses consistent with the Neighborhood 2 Place Type.
Character	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 multi-dwelling units that may include a combination of duplex, triplex, and/or quadraplex uses consistent with the Neighborhood 2 Place Type, including common open space that will be centrally

	facilities, and common parking areas.	accessible to neighborhood residents.
Mobility	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. 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 petition is located along a major roadway. Existing sidewalk on Beatties Ford Road facilitates a connection as well as nearby bus stops to other areas of the City.
Building Form	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 multi-dwelling units that may include a combination of duplex, triplex, and/or quadraplex uses consistent with the Neighborhood 2 Place Type.
Open Space	The typical open space includes privately owned, common open space that serves individual residential developments. This open space takes a range of forms, from	The petition proposes common open space that will be centrally accessible to neighborhood residents and is

	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.	consistent with the Neighborhood 2 Place Type.
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- **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 2 as follows:**

Table 5: Minor Map Amendment Criteria

Criteria for Neighborhood 2	Description	Does the petition meet the criteria?
Minimum Acreage Preferred (Includes adjacent parcels of the same Place Type)	2-4 acres*	The petition is 6 acres and meets the minimum preferred acreage of 2-4 acres.
Preferred Place Type Adjacency	N1; NAC; CAC; RAC; COMM; CAMP; IMU; PP	The petition is adjacent to the preferred N1 Place Type. The petition is across from the ML Place Type, which is not a preferred adjacency.
Locational Criteria	All considered: • Within ½ mile watershed of high-capacity transit station or within ½ mile of major transportation corridor • Within ¼ or ½ mile of Activity Centers,	The petition is within ½ mile watershed of high-capacity transit station and within ½ mile of major transportation corridor. The petition is within ½ mile of the Campus Place Type.

	Campus or Innovation Mixed Use • Within Access to Housing Gap (EGF) • Remnant parcel which is a small piece of land left over after a large property is subdivided, developed, or altered. • Frontage along arterial or major roads	The petition is located within an Access to Housing Gap (EGF). The petition is located along a major road.
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Table 6 below represents an analysis of how the petition meets the components of the proposed **Neighborhood 2 (N2)** Place Type.

Table 6: Neighborhood 2 Place Type Components

Place Type Component	Place Type Component Description	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, including some buildings with ground floor, nonresidential uses.	The petition proposes multi-dwelling units that may include a combination of duplex, triplex, and/or quadraplex uses consistent with the Neighborhood 2 Place Type.
Character	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	The petition proposes multi-dwelling units that may include a combination of duplex, triplex, and/or quadraplex uses consistent with the Neighborhood 2 Place Type, including common open space

	open spaces or recreational facilities, and common parking areas.	that will be centrally accessible to neighborhood residents.
Mobility	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. 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 petition is located along a major roadway. Existing sidewalk on Beatties Ford Road facilitates a connection as well as nearby bus stops to other areas of the City.
Building Form	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 multi-dwelling units that may include a combination of duplex, triplex, and/or quadraplex uses consistent with the Neighborhood 2 Place Type.
Open Space	The typical open space includes privately owned, common open space that serves individual residential developments. This open space takes a range of forms, from	The petition proposes common open space that will be centrally accessible to neighborhood residents and is

	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.	consistent with the Neighborhood 2 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 7 below represents an analysis of how the petition meets the policy recommendations. These policies are specifically tracked for rezoning petitions.

Table 7: 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 meets the open space requirements as required by the ordinance and includes enhanced plantings, shading, public art, interactive elements, decorative lighting, and seating options in common open spaces.
Environmental Justice EJ-1: To ensure future residents do not live near undesirable or unhealthy land uses, discourage	N/A

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).	
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 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 aligns with the area's designated Place Type	N/A