
TO: Maxx Oliver, Entitlement Services
FROM: Maria Floren, Long Range Planning
SUBJECT: RZP 2026-037: 2040 Comprehensive Plan Consistency
LOCATION: 913 Beatties Ford Rd
DESCRIPTION: Zoning Change Request from NC & N1-C to CAC-1(EX) & N2-C(CD)
ACREAGE: .88 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 Inner Community Area Plan](#).

The petition is **in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the Neighborhood Activity Center (NC) Place Type and **not in alignment** with the recommendation for the Neighborhood 1 (N1) Place Type.

Additional Notes:

The petition requests rezoning the majority of the site to CAC-1(CD), with a small, narrow portion proposed as N2-C(CD). While the CAC-1 zoning district would typically warrant a Community Activity Center (CAC) Place Type, the proposed development more closely aligns with the Neighborhood Activity Center (NAC) Place Type. Therefore, if approved, the site will remain designated as NAC on the Policy Map. Additionally, the N2-C(CD) portion of the site will remain vacant and is not proposed for development consistent with Neighborhood 2 standards.

1. WEST INNER COMMUNITY AREA PLAN

The petition does not directly facilitate the priority goals for the West Inner Community Area Plan.

2. 2040 Comprehensive Plan

The petition could facilitate additional Comprehensive Plan Goals:

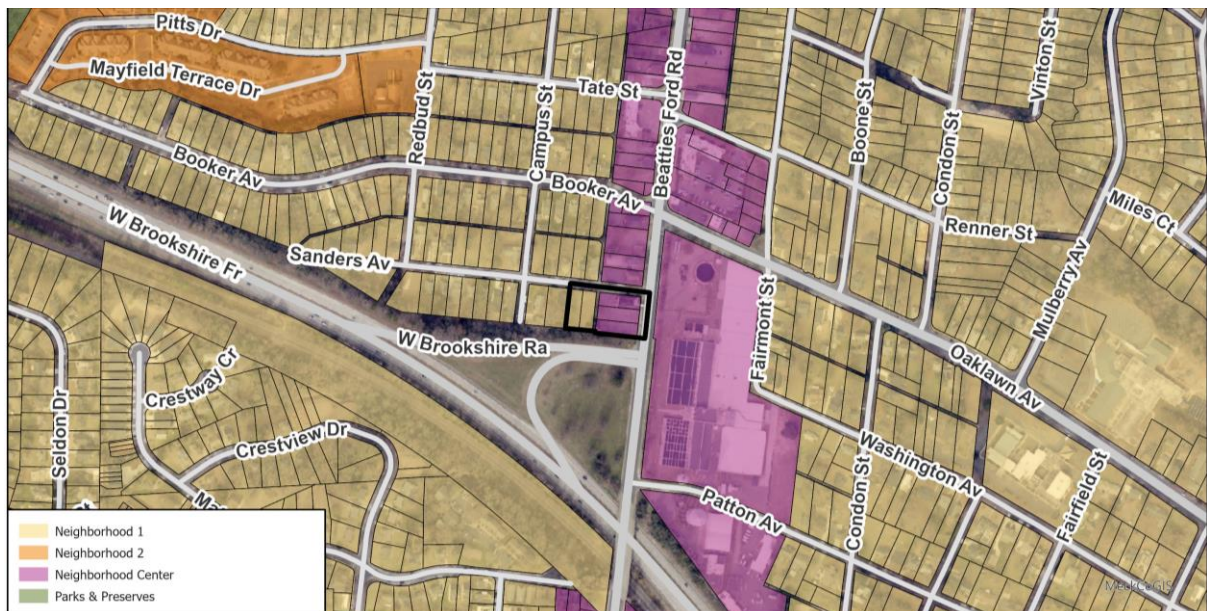
Goal 1: 10 Minute Neighborhoods: The petition could help facilitate this goal by increasing non-residential uses in the community that may include live performance venue, nightclub, restaurant/bar, community center and other uses, which could serve as access to amenities to the surrounding communities.

Goal 9: Retain our Identity and Charm; The petition could help advance this goal through its commitment to re-creating a replica of the original Excelsior Club, a significant historic landmark. The petition also includes coordination with the Historic Landmark Commission on the project and commits to working with the Washington Heights community to install a new neighborhood identification sign that recognizes the community's historic character.

3. 2040 Policy Map

This petition **is in alignment** with the Neighborhood Activity Center (NC) and **not in alignment** with the recommendation for the Neighborhood 1 (N1) Place Type on the 2040 Policy Map (See Figure 1).

Figure 1: 2040 Policy Map



4. Minor Map Amendment Criteria

The petition with the **Neighborhood Activity Center and 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 and Neighborhood 2 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	Yes, in combination with the Neighborhood Activity Center designation on the following site, the petition exceeds the minimum preferred acreage of 4 acres.
Preferred Place Type Adjacency	Neighborhood 1 and 2	Yes, the site is adjacent to additional Neighborhood Activity Center Place Type to the north and east as well as Neighborhood 1 to the west of the site.
Locational Criteria	Required: • Not within Uptown • Adjacent to N1 or N2 on at least one side Encouraged: • Within Access to Amenities Gap (EGF) • Existing Commercial	• Not within Uptown. • It is adjacent to N1. • It is not within an Access to Amenities Gap. • It is not existing commercial.

COMPREHENSIVE PLAN, 2040 POLICY MAP, AND SUPPORTING COMMUNITY AREAS PLAN (CAP) – WEST INNER, ADOPTED APRIL 2025

• **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 increasing non-residential uses in the community that may include live performance venue, nightclub, restaurant/bar, community center and other uses, which could serve as access to amenities to the surrounding communities.
Goal 9: Retain our Identity and Charm	The petition could help advance this goal through its commitment to re-creating a replica of the original Excelsior Club, a significant historic landmark. The petition also includes coordination with the Historic Landmark Commission on the project and commits to working with the Washington Heights community to install a new neighborhood identification sign that recognizes the community's historic character.

2040 Policy Map

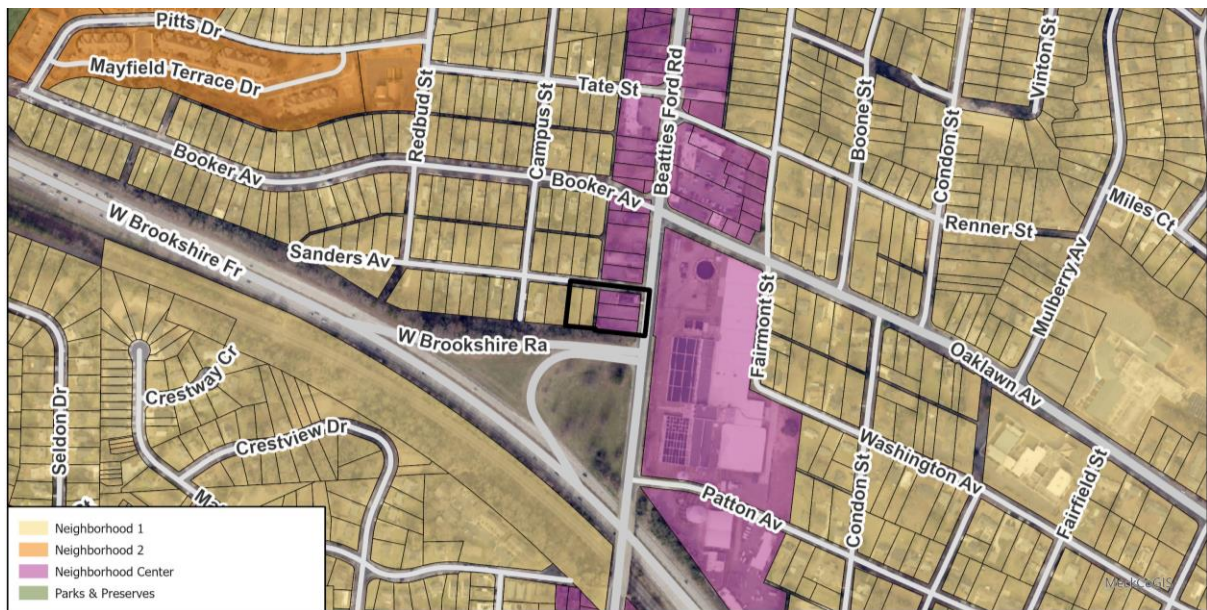


Table 3 below represents an analysis of Alignment with the 2040 Policy Map.

Table 3: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
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NEIGHBORHOOD CENTER & NEIGHBORHOOD 1	IN ALIGNMENT WITH the recommendation for Neighborhood Activity Center (NC) and NOT IN ALIGNMENT WITH with the recommendation for the Neighborhood 1 (NC) Place Type on the 2040 Policy Map. If the petition is approved, the recommended place type for the site would be revised to Neighborhood Activity Center and Neighborhood 2 (N2).
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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 land uses that could include an indoor live performance venue, nightclub, restaurant/bar, and community center, and other uses within the CAC-1 district, except those specifically excluded, which align with the intention and vision of the Neighborhood Activity Center Place Type.
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 building within a pedestrian oriented environment and commits to not exceed 40 feet in height, which is half of the 80 foot maximum height allowed in CAC-1, and aligns with the intention and vision of the

		Neighborhood Activity Center Place Type.
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 is located along a future Gold Line Route and commits to improving the pedestrian network by rebuilding a nearby ramp to meet ADA standards, which is aligned with the intention and vision of the Neighborhood Activity Center Place Type.
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 building that is located close to and oriented toward the street, with a potential public open space, helping to create a pedestrian-oriented environment. The petition also commits to not exceed 40 feet in height, which is half of the 80 foot maximum height allowed in CAC-1, which aligns with the intention and vision of the Neighborhood Activity Center Place Type.
Open Space	Neighborhood Centers include numerous improved open spaces such as plazas, patios, and courtyards that may	The petition commits to increase the required on-site open space from 10% to 15% and by providing a minimum of 5% of publicly accessible open

	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.	space, which aligns with the intention and vision of the Neighborhood Activity Center Place Type.
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Minor Map Amendment Criteria

The petition with the **Neighborhood Activity Center and 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 and Neighborhood 2 Place Type** 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)	5 acres	Yes, with the combined Neighborhood Activity Center designation of the following site, it exceeds the minimum preferred acreage of 4 acres.
Preferred Place Type Adjacency	Neighborhood 1 and 2	Yes, the site is adjacent to additional Neighborhood Activity Center Place Type to the north and east as well as Neighborhood 1 to the west of the site.
Locational Criteria	Required: • Not within Uptown • Adjacent to N1 or N2 on at least one side Encouraged: • Within Access to Amenities Gap (EGF)	• Not within Uptown. • It is adjacent to N1. • It is not within an Access to Amenities Gap. • It is not existing commercial.

	• Existing Commercial	
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Table 5 below represents an analysis of how the petition meets the components of the proposed Neighborhood Activity Center **(NC)** 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 uses, well-designed to support walkability, may be located on the edges of this Place Type.	The petition proposes land uses that could include an indoor live performance venue, nightclub, restaurant/bar, and community center, and other uses within the CAC-1 district, except those specifically excluded, which align with the intention and vision of the Neighborhood Activity Center Place Type.
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 building within a pedestrian oriented environment and commits to not exceed 40 feet in height, which is half of the 80 foot maximum height allowed in CAC-1, which aligns with the intention and vision of the Neighborhood Activity Center Place Type.
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.	The petition is located along a future Gold Line Route and commits to improving the pedestrian network by rebuilding a nearby ramp to meet ADA standards, which helps to align with the intention and vision of the Neighborhood Activity Center Place Type.

	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.	
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 building within a pedestrian oriented environment and commits to not exceed 40 feet in height, which is half of the 80 foot maximum height allowed in CAC-1, which aligns with the intention and vision of the Neighborhood Activity Center Place Type.
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 commits to increase the required on-site open space from 10% to 15% and by providing a minimum of 5% of publicly accessible open space, which aligns with the intention and vision of the Neighborhood Activity Center Place Type.

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

Table 6: 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 could support this policy by it's commitment to increase the required on-site open space from 10% to 15% and by providing a minimum of 5% of publicly accessible open space.
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	N/A

adjacencies, as outlined in the Policy Map Manual, when approving new land uses for redeveloped "Areas of Environmental Concern."	
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

Assessment Recommendations (Petitions within an Activity Center or IMU)

Table 9 below represents an analysis of how the petition may help meet the aspirational goals for the CAC Place Type.

Table 9: Policy Recommendations (Petitions inside an Activity Center or IMU)

Assessment Recommendation	Does the petition specifically meet the recommendation?
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Mobility Help provide a pedestrian network that is complete, direct, safe and comfortable and designed to accommodate significant pedestrian activity.	The petition could help support this recommendation by it's commitment to reconstructing the ramp at the intersection of Beatties Ford Road and Sanders Avenue to meet ADA standards, contributing towards a safe and accessible pedestrian network.
Mobility Help provide a "park once" and walk development or other mobility options between destinations.	N/A
Mobility Help provide a center that is easily accessible via transit, and transit facilities located and designed to support accessibility.	The petition could help support this recommendation by it's commitment to reconstructing the ramp at the intersection of Beatties Ford Road and Sanders Avenue to meet ADA standards, contributing towards a safe and accessible pedestrian network.
Open Space & Environmental Justice Help provide a public open space that is accessible within a 10-minute walk within the development.	The petition could help meet this recommendation by it's commitment to increase the required on-site open space from 10% to 15% and by providing a minimum of 5% of publicly accessible open space.