
TO: Sheighla Tippet, Entitlement Services
FROM: Jason Pauling, Long Range Planning
SUBJECT: RZP 2026-050: 2040 Comprehensive Plan Consistency
LOCATION: 6920 Fairview Road (portion of PID: 18314117)
DESCRIPTION: Zoning Change Request from MUDD-O SPA to RAC (CD)
ACREAGE: 3.65 acres
DATE: 10/9/2026

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 [South Middle Community Area Plan](#).

The petition is **in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the REGIONAL ACTIVITY CENTER Place Type

1. South Middle Community Area Plan (CAP): A change in zoning to accommodate additional housing within a designated activity center is consistent with the South Middle Community Area Plan's needs and goals, which identify access to housing as the top priority for the geography. The petition could facilitate the following priority goals of the South Middle CAP:

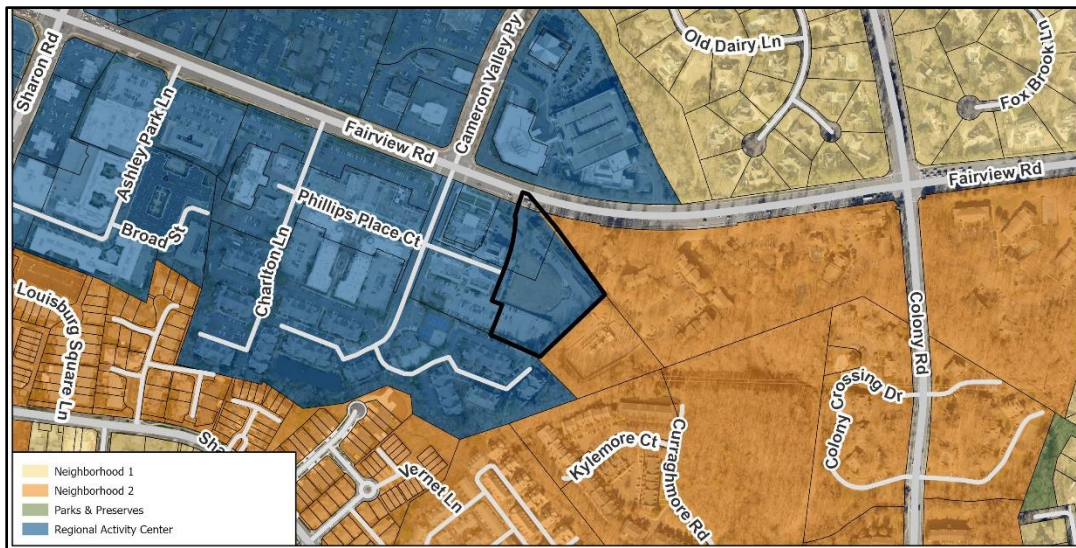
- **Goal 1: 10-Minute Neighborhoods:** To increase access to essential amenities, goods and services, Charlotte will increase the number of households within a half-mile walk, bike or transit trip of areas designated as activity center place types. An increase in multi-family stacked housing is an important consideration for the continued growth and success of activity centers. An increase in housing density and intensity is an important consideration in larger activity centers that have the infrastructure to support them. In addition, this proposal includes up to 15,000 square feet of commercial use allowances to support the new housing.
- **Goal 2: Neighborhood Diversity & Inclusion:** To create a diversity of housing options, Charlotte will increase housing choice in all neighborhoods, along

transit corridors, major thoroughfares, and between low and higher intensity Place Types.

2. Policy Map

This petition **is aligned** with the Regional Activity Center (RAC) Place Type, which promotes higher intensity, mixed-use developments in walkable environments. (See Figure 1).

Figure 1: 2040 Policy Map



Comprehensive Plan, 2040 Policy Map, and Supporting Community Areas Plans (CAP) –South 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 geography based on the community's needs for increased access and reduced impacts. Table 1 represents an analysis of how the petition aligns with or could facilitate the priority 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 1: 10-Minute Neighborhoods	This petition proposes for the development of up to 275 multi-family stacked units, as well as up to 15,000 square feet of commercial uses.

Goal 2: Neighborhood Diversity and Inclusion	The addition of 275 units in this area will increase housing choice within a larger Regional Activity Center that includes a larger balance of non-residential uses and amenities to support an increase in housing within walking distance.
Goal 3: Housing Access for All	N/A
Goal 4: Transit- & Trail-Oriented Development	Although not specifically advanced by the petition, the proposed development lies near an existing bus stop with frequent service. In addition, the petitioners have agreed to coordinate with Mecklenburg County on a future greenway trail connection.
Goal 8: Diverse & Resilient Economic Opportunity	N/A

Table 2 represents an analysis of alignment with the 2040 Policy Map.

Table 2: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
Regional Activity Center (RAC)	ALIGNED with the Policy Map recommendation for RAC.

Table 3 represents an analysis of the **CAMPUS (CAMP)** Place Type.

Table 3: Place Type Components

Place Type Component	CAMPUS Place Type Components	How does the petition specifically meet the Place Type Component?
Land Uses	RAC's typically include vertically mixed-use, office, multi-family, retail, restaurant and entertainment, personal service, and institutional uses.	This petition includes plans to develop up to 275 multi-family stacked units, and 15,000 square feet of non-residential uses.
Character	RAC's are characterized by their urban form, with mid to high-rise buildings in a pedestrian-oriented and transit-friendly environment.	This petition provides height and architectural standard notes consistent with RAC zoning, as well as appropriate access points and pedestrian connections. More open space access is encouraged and should be reviewed during land development plan review should the rezoning be approved.
Mobility	Transportation networks within RAC support transit access and designs to create a "park once" environment. The street network is very well-connected, with small blocks and highly walkable connections along streets and between destinations.	The proposed site plan indicates access to the site via private access from existing commercial uses, and a new street access to Fairview Road.

Building Form	The predominant building type in RAC's is a mid- or high-rise building (over 5 stories) with commercial, institutional, multi-family or a mix of uses in the buildings. Buildings are designed with active ground floor uses to support a vibrant pedestrian environment. Buildings should orient to streets with prominent entrances connected directly to the public sidewalk system. Buildings also orient toward existing or planned open spaces and abutting parks and greenways.	This petition provides height and architectural standard notes consistent with RAC zoning, as well as appropriate access points and pedestrian connections. More open space access is encouraged and should be reviewed during land development plan review should the rezoning be approved. The petitioners have agreed to coordinate with Mecklenburg County on a future greenway trail connection.
Open Space	Improved open space is a key feature of this Place Type. Regional Activity 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 petitioners have agreed to coordinate with Mecklenburg County on a future greenway trail connection. In addition, the petitioners are encouraged to improve open space, which should be reviewed and explored during land development review.

- **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 petitioners are encouraged to improve open space, which should be reviewed and explored during land development review.
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