CITY OF CHARLOTTE
LONG RANGE PLANNING

CHARLOTTE FUTURE 2040 COMPREHENSIVE PLAN

| | |
|---|---|
| **TO:** | Michael Russell, CZO, Entitlement Services |
| **FROM:** | Blaize Rai Nelson, Long Range Planning |
| **SUBJECT:** | RZP 2026-055: 2040 Comprehensive Plan Consistency |
| **LOCATION:** | 7324 Neal Road, Charlotte, NC 28262 |
| **DESCRIPTION:** | Zoning Change Request from N1-A to N2-A(CD) |
| **ACREAGE:** | 1.56 acres |
| **DATE:** | 11/12/2026 |

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 North Middle & Outer Community Area Plan.

The petition is **not in alignment** with the Charlotte Future 2040 Policy Map recommendation for the Neighborhood 1 Place Type

### 1. North Middle & Outer Community Area Plan

The petition could facilitate the following priority goals for the North Middle & Outer Community Area Plan:

- **Goal 1: 10 Minute Neighborhood**
  - The proposed petition could allow for housing diversity and density in ½ mile proximity to the Community Activity Center on University Blvd.
- **Goal 2: Neighborhood Diversity and Inclusion**
  - This petition proposes 16 residential units to be developed as quadruplexes potentially allowing for housing diversity and density as permitted in the N2-A(CD) zoning district.
- **Goal 3: Housing Access for All**
  - The petition proposes to designate at least one welling unit within each quadraplex as affordable to households earning 80% of the Area Median Income or less.

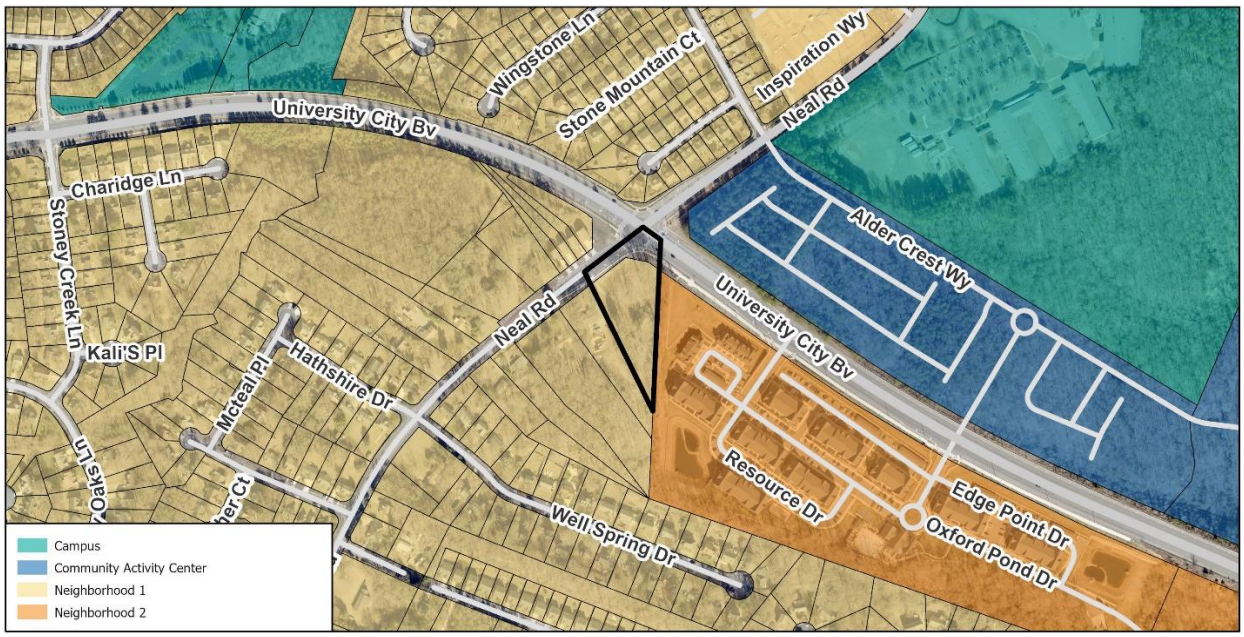
### 2. 2040 COMPREHENSIVE PLAN

The petition does not facilitate any additional Comprehensive Plan Goals.

## 3. 2040 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**




## 4. 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) | 4 acres | No, the petition is 1.56 acres. However, it is adjacent to a larger N2 area and the contiguous parcels meet |

| | | |
|---|---|---|
| | | the minimum acreage. |
| Preferred Place Type Adjacency | N1, NAC, CAC, RAC, COMM, CAMP, IMU, PP | Yes, the petition is adjacent to Neighborhood 1. |
| Locational Criteria | All Considered:<br><br>• Within ½ mile walkshed of high-capacity<br><br>transit station or within ½ mile of major<br><br>transportation corridor<br><br>• Within ¼ or ½ mile of Activity Centers,<br><br>Campus or InnovationMixed Use<br><br>• Within Access to Housing Gap (EGF)<br><br>• Remnant Parcel<br><br>• Frontage along arterials or major roads. | Yes, the subject property is within a ½ miles of a designated Community Activity Center and Campus located at the intersection of University City Blvd and Neal Rd. The property is also within ½ mile of transit and has frontage along University City Blvd. Subject property is also within an Access to Housing Opportunity gap with a score of 2. |

**COMPREHENSIVE PLAN, 2040 POLICY MAP, AND SUPPORTING COMMUNITY AREAS PLAN (CAP) –NORTH MIDDLE & OUTER, ADOPTED APRIL, 2026**

- **<u>Community Area Plan - Priority Goals of the Area Plan:</u>**
  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 North Middle & Outer CAP's needs, 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 proposed petition could allow for housing diversity and density in ½ mile proximity to the Community Activity Center on University Blvd. |
| Goal 2: Neighborhood Diversity and Inclusion | This petition proposes 16 residential units to be developed as quadruplexes potentially allowing for housing diversity and density as permitted in the N2-A(CD) zoning district. |
| Goal 3: Housing Access for All | The petition proposes to designate at least one welling unit within each quadraplex as affordable to households earning 80% of the Area Median Income or less. |
| 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**

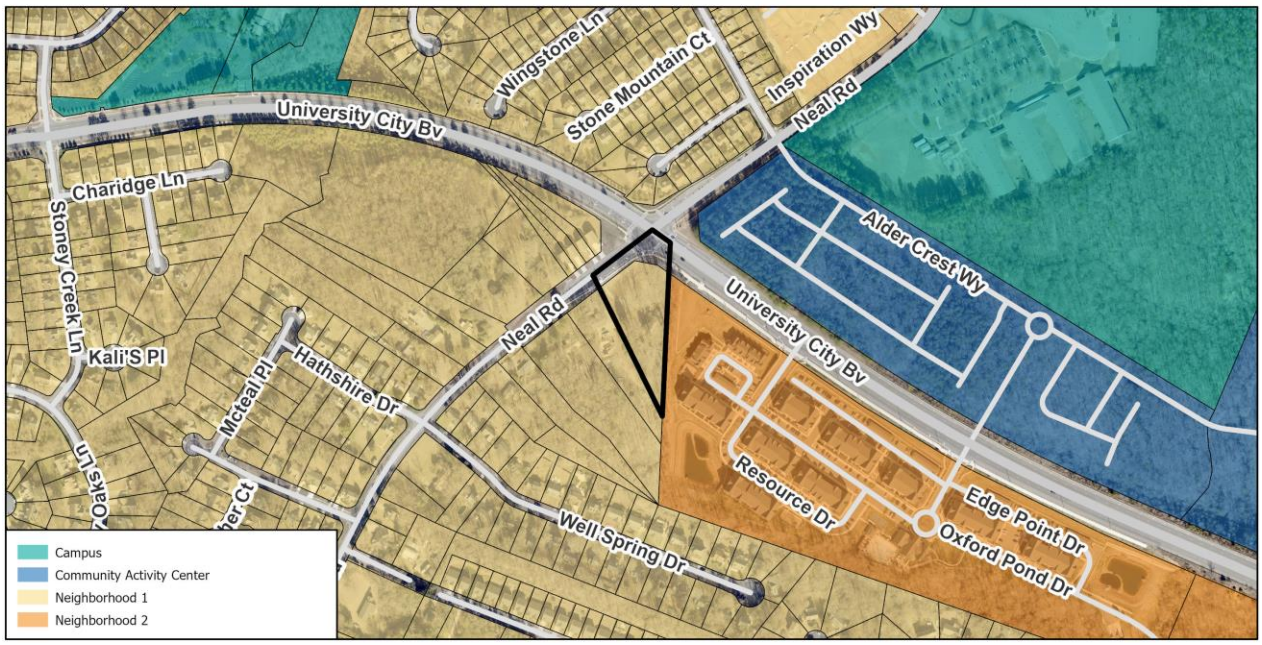



Table 4 below represents an analysis of Alignment with the 2040 Policy Map.

**Table 4: Alignment with the 2040 Policy Map**

| 2040 Policy Map Place Type Designation | Petition Consistency |
|---|---|
| Neighborhood 1 | **IS 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 5 below represents an analysis of how the petition meets the components of the proposed **Neighborhood 2 (N2)** Place Type.

**Table 5: 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 | The petition meets the place type component at is proposes uses permitted in the Neighborhood 2- |

| | | |
|---|---|---|
| | single-family attached residential, including some buildings with ground floor, nonresidential uses. | A(CD) zoning district, including single family attached quadruplexes. |
| **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 facilities, and common parking areas. | The petition proposes mid-rise single family attached residential buildings. The petition does not propose to include a central amenitized common open space area but does propose a walkable connection between residential entrances and sidewalks along abutting streets. |
| **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 | Petition proposes walkways to connect residential entrances to sidewalks along abutting streets. For units with frontage along a network required street, a direct pedestrian connection may be provided form the entrance to the adjacent public sidewalk. |

| | | |
|---|---|---|
| | 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. | |
| **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 | Petition proposes 4 buildings of 4 single family attached dwelling units with a total of 16 units. |

| | | |
|---|---|---|
| | clear glass windows and doors. | |
| **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. | Petition does not include provisions for centralized amenitized common open space. |