CITY OF CHARLOTTE
LONG RANGE PLANNING

CHARLOTTE FUTURE 2040 COMPREHENSIVE PLAN

TO: Maxx Oliver, CZO, Entitlement Services
FROM: Abie Bonevac, AICP, CZO, Long Range Planning
SUBJECT: RZP 2026-059: 2040 Comprehensive Plan Consistency
LOCATION: 1840 Bishop Madison Lane, Charlotte, NC 28216
DESCRIPTION: Zoning Change Request from CG to CR-CD(CD)
ACREAGE: 2.52 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 West Middle Community Area Plan.

The petition is **in alignment** with the Charlotte Future 2040 Policy Map recommendation for the Commercial Place Type.

WEST MIDDLE COMMUNITY AREA PLAN

The petition does not directly facilitate any of the priority goals for the West Middle Community Area Plan.

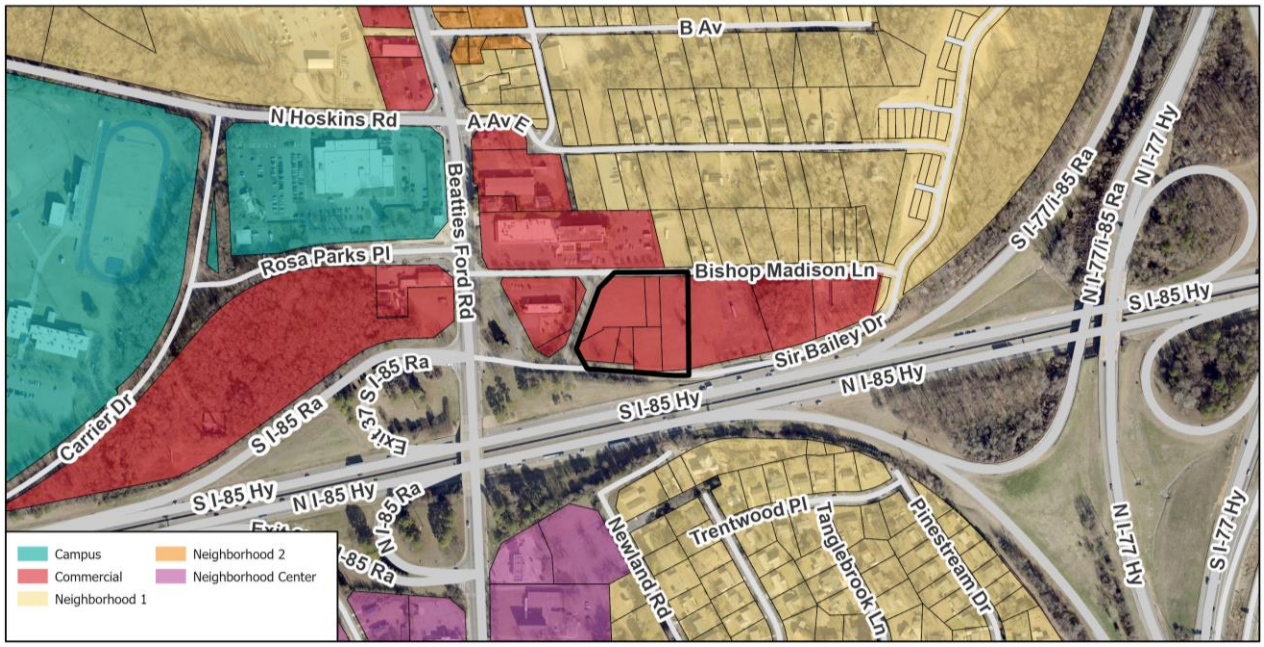
2040 COMPREHENSIVE PLAN

The petition does not facilitate any additional Comprehensive Plan Goals.

2040 Policy Map

This petition **in alignment** with the Commercial (COMM) Place Type on the 2040 Policy Map (See Figure 1).

Figure 1: 2040 Policy Map



COMPREHENSIVE PLAN, 2040 POLICY MAP, AND SUPPORTING COMMUNITY AREAS PLAN (CAP) – WEST MIDDLE, ADOPTED APRIL 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 needs, Table 1 below represents an analysis of how the petition could facilitate the priority Comprehensive Plan 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	N/a
Goal 2: Neighborhood Diversity and Inclusion	N/a
Goal 3: Housing Access for All	N/a
Goal 4: Transit- and Trail-Oriented Development (2T-OD)	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

- **2040 Policy Map**

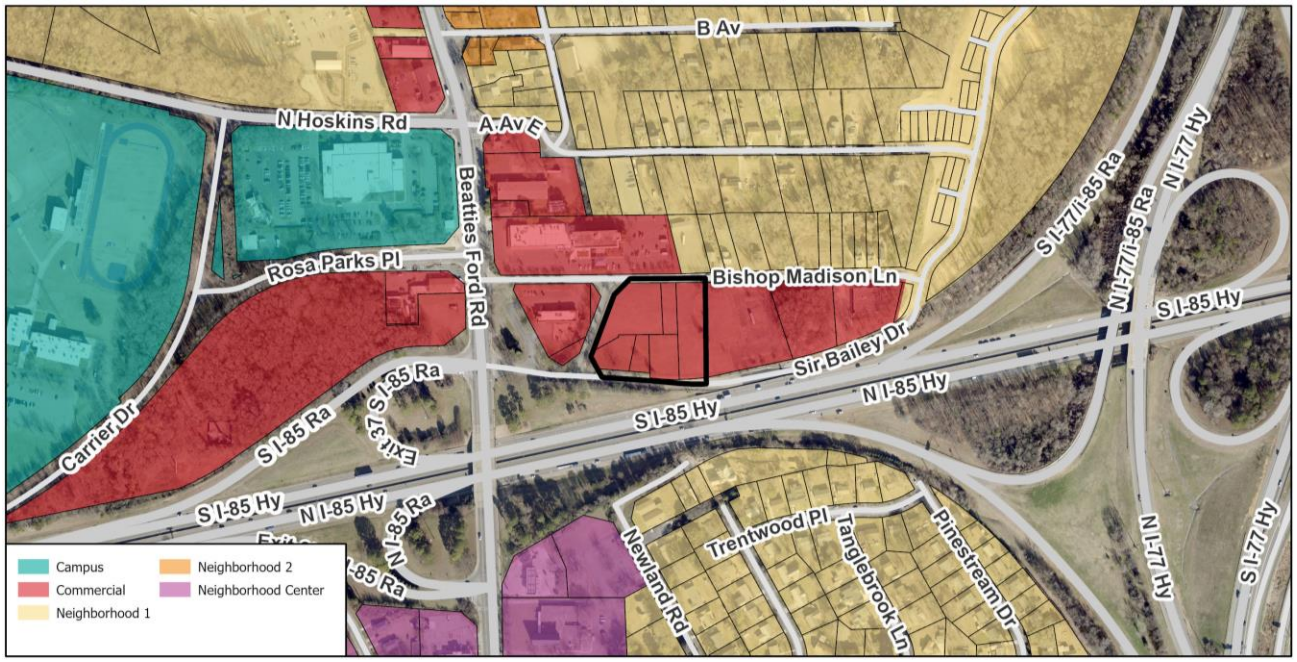


Table 2 below represents an analysis of Alignment with the 2040 Policy Map.

Table 2: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
	IN ALIGNMENT WITH the recommendation for **Commercial (COMM).**

Table 3 below represents an analysis of how the petition meets the components of the proposed **Commercial (COMM)** Place Type.

Table 3: Commercial 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 shopping centers, standalone retail uses, personal services, hotels, restaurants, and service stations.	The petition meets the place type component as it proposes uses permitted in the Regional Commercial Zoning District.
Character	This Place Type is characterized by low-rise retail structures with a walkable, landscaped public realm that balances automobile, bicycle, and pedestrian design elements.	N/a
Mobility	Commercial places are typically located along high-volume arterial streets, limited access roadways, and near interstate interchanges. While uses and sites are generally automobile-oriented, streets are designed to accommodate safe and comfortable travel by all modes of travel. Cross-access between adjoining sites limits the number of driveways off arterial streets, thereby improving the public realm and circulation. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops, jobs, or nearby destinations.	The petition is not proposing direct access off of Bishop Madison Lane and rather, access to the site is obtain via an unnamed street and Interstate 85 Service Road, Sir Baily Drive.
Building Form	The typical building height is four or fewer stories. If located in an interchange area, buildings may be up to five stories. Long, continuous buildings,	N/a

	especially strip commercial buildings, can be found in Commercial places. These buildings still accommodate the desired block structure and connected street network. Some sites include accessory drive through facilities and gas pumps.	
Open Space	This Place Type includes numerous improved open spaces such as plazas, patios, and courtyards that may include landscaping. Natural open spaces, such as tree preservation areas, are also found and encouraged here. Landscaping provides an attractive public realm by softening street edges.	N/A

- **<u>Community Area Plan - Supporting the Vision Policy and Assessment Recommendation Review</u>**

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

Table 4: Policy Recommendations

Policy Recommendation	How does the petition specifically meet the policy?
Open Space	N/A

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.	
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 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	N/A

Neighborhood 1 or Neighborhood 2.	
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