
DATE: October 7, 2025

TO: Emma Knauerhase – Entitlement Services

FROM: Jason Pauling, AICP – Long Range Planning

SUBJECT: REZ 2025-045: 2040 Comprehensive Plan Consistency

LOCATION: South of McKee Rd, east of Fred Gutt Dr, & west of Glenmore Garden Dr & Highland Castle Way (3905 McKee Road – PID# 23105412)

DESCRIPTION: Zoning Change Request from N1-A to N1-D (CD) – 9.09 acres.

The Long-Range Division of the Planning, Design and Development Department offers the following comments on the above referenced rezoning petition. Please communicate these comments with the petitioner to the greatest extent practical and incorporate into the public hearing staff analysis report.

- I. **Plan Consistency:** This petition is **CONSISTENT** with the 2040 Policy Map recommendation for **NEIGHBORHOOD 1 (N1)**. When considering a change within N1 zoning districts to a greater density N1, scale and massing of new developments should take the following into consideration:
 - A. Existing lot pattern adjacent to and around the requested site
 - B. Average lot sizes, frontages and setbacks,
 - C. Road frontage classification of the subject parcel
 - D. Location of the subject parcels in relation to block, corner, etc.

The table below represents elements of N1 Place Types:

Land Uses	Primarily single-family detached, duplexes, triplexes, quadraplexes, attached single-family, and small multi-family buildings. <i>Tier 1 conditional notes suggest single-family residential, detached under N1-D prescribed conditions.</i>
Character	Low-rise residential buildings with similar setbacks and lot sizes. <i>Adjacent developments include attached residential units on sublots with sizes varying between 3,000 and 5,000 square feet. To the west, zoning is multi-family and place type is N2; to the east, zoning is MX-2 and place type is N1.</i>
Mobility	Well-connected local street network supports walking, biking and transit. Direct access to buildings, parks, and other facilities is usually from Local streets, with more limited access opportunities along arterials. Alleys are also used to provide access to residences located on narrower lots. <i>Primary access to the development may come from McKee Road, Highland Castle Way from the east, or both</i>

Building Form	Single-family buildings up to 3 or 4 stories; attached residential buildings typically have 4-6 units. Principal buildings are typically oriented with the front facade and main entrances connecting to the public sidewalk. In some cases, buildings face improved common open space, or adjacent parks and greenways, but street facing sides of buildings still include prominent entrances providing pedestrian access from the public sidewalk.
----------------------	---

- II. **2040 Plan Goal Applicability:** The petition could facilitate the following 2040 Comprehensive Plan Goals found within the Manuals and Metrics of the plans policy document:



Goal 2: Neighborhood Diversity & Inclusion – Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods. ***The petition has the potential to increase the number of missing middle housing within the neighborhood.***