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**DATE:** June 5, 2025

**TO:** Michael Russell – Entitlement Services

**FROM:** Jason Pauling, AICP – Long-Range Planning

**SUBJECT:** REZ 2025-013: 2040 Comprehensive Plan Consistency

**LOCATION:** 9700 Mintworth Ave. (Margaret Wallace Rd.) (PID: 19304366, 67, 68, & 70)

**DESCRIPTION:** Zoning Change Request from NS & N2-B to N2-B (CD) – 8.43 acres.

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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 **INCONSISTENT** with the adopted 2040 Policy Map recommendation for **COMMERCIAL (Comm)**. This request requires an amendment to the 2040 policy map to **NEIGHBORHOOD 2 (N2)**. The table below represents elements of N2 Place Types:

<b>Land Uses</b>	The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, nonresidential uses. <i><b>This proposal includes a request for up to 64 multi-family units divided on sublots within eleven (11) individual buildings with 3-5 units.</b></i>
<b>Character</b>	This Place Type is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment. N2 places include larger scale residential buildings than are found in N1 and residential developments typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas. <i><b>The proposed site lies in a transition area between an established single-family neighborhood, and a commercial center at the intersection of Margaret Wallace Road and Idlewild Road. Although the place type designation is commercial here and may include some auto-oriented uses, N2 serves as a positive transition between established N1 and commercial development.</b></i>

<b>Mobility</b>	N2 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 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. <b><i>This proposal utilizes existing public streets (Mintworth Ave, Mintworth Links Lane and Wyalong Dr) providing primary access to the neighborhood and the units. There are smaller units with no garages and a shared parking lot proposed on the north side adjacent to the existing commercial use (grocery store). Mintworth Avenue also contains designated on-street parking for visitors. Additional units proposed are mostly accessible by private alley apart from the units along Wyalong (5 units) with single-car driveways. The site plan also shows adequate sidewalk connectivity.</i></b>
<b>Building Form</b>	The typical building is a single-family attached or multi-family building and is usually not more than five stories and should be designed to support a vibrant pedestrian environment. <b><i>Most of the units either front on a public street, or front on open space with alley access for vehicles.</i></b>
<b>Open Space</b>	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. <b><i>The proposed development will utilize existing open space originally platted for the overall development on the south side and adjacent to Mintworth Links Lane. This area also contains two large storm water control structures, and it is unknown if it can be improved to be an amenity space to include possible trails and other features. This is something that could be addressed during plan review.</i></b>

## II. MINOR AMENDMENT CRITERIA:

The following criteria should be considered to approve a change to the 2040 Policy Map:

- A. Acreage – New Neighborhood 2 requests should be a minimum of four (4) total acres. ***This proposal meets this recommendation with 8.43 total acres***
- B. Adjacencies – The following preferred adjacencies are present with this petition:
  - Neighborhood 1
  - Commercial
- C. Location
  - The petition ***IS*** located along an arterial/major road.

## III. CHARLOTTE FUTURE 2040 PLAN GOALS:

The following Charlotte Future 2040 Plan Goals are applicable, and may be implemented by this petition:



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 furthers this goal by providing up to 64 multi-family attached units.**