

DATE: 1/9/2026

TO: Michael Russell, CZO – Entitlement Services

FROM: Jason Pauling, AICP – Long Range Planning

SUBJECT: REZ 2025-115: 2040 Comprehensive Plan Consistency

LOCATION: 350 E. Sugar Creek Road; Charlotte, NC 28213 (PID: 09108107)

DESCRIPTION: Zoning Change Request from TOD-TR to TOD-CC – 0.71 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 **COMMUNITY ACTIVITY CENTER (CAC)**. The table below represents elements of the CAC Place Types:

Land Uses	Primarily retail, restaurant, entertainment, personal services, multi-family and office and some auto-oriented uses well-designed to support walkability, may be located outside of the core of this Place Type.
Character	Community Activity Centers are characterized by low to mid-rise buildings in walkable and transit-friendly environment.
Mobility	Community Activity Centers are typically located near major intersections or arterials; Well-connected local streets support walking, biking and transit.
Building Form	The typical building in a Community Activity Center is Commercial, institutional, multi-family or mixed-use buildings of 5 to 7 stories (taller near transit).

- II. **2040 Plan Goal Applicability:** The petition could facilitate the following 2040 Comprehensive Plan Goals:

	Goal 1: 10-Minute Neighborhoods – All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040.
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Goal 8: Diverse & Resilient Economic Opportunity – Charlotteans will have opportunities for upward mobility to align education and skill levels with a diverse mix of employment opportunities, especially in targeted and supported industries.