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**TO:** Michael Russell, CZO – Entitlement Services

**FROM:** Blaize Rai Nelson – Long Range Planning

**SUBJECT:** REZ 2025-122: 2040 Comprehensive Plan Consistency

**LOCATION:** 8711 University East Drive, Charlotte, NC 28213 (PID: 10537124)

**DESCRIPTION:** Zoning Change Request from BP(CD) to OFC – 14.92 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.

**Plan Consistency:** This petition is **INCONSISTENT** with the 2040 Policy Map recommendation for **Manufacturing & Logistics (ML)**. An amendment to the 2040 policy map, and place type change is required to **Campus (CAMP)**. The table below represents elements of the **CAMP** Place Types:

<b>Land Uses</b>	<i>Primary uses vary, depending on the purpose of the Campus and may include facilities for <b>office</b>, research and development, education, medical, and places of assembly that require a significant amount of space for various activities spread across sites.</i>
<b>Character</b>	<i>This Place Type is characterized by low- to mid-rise <b>office</b> or civic buildings. Some institutional Campuses are more intensely developed and may include some high-rise buildings.</i>
<b>Mobility</b>	<i>Campuses are typically located along at least one arterial street with an internal street network that encourages walking and bicycling, particularly when sites are located near transit routes and stops. Campuses should include transit stops and mobility hubs at key entries, stations, and intersections. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops or nearby destinations.</i>
<b>Building Form</b>	<i>The typical building is an <b>office</b> or civic building and is usually no more than five stories. Residential buildings may be found in this Place Type but are less prevalent. Office Campuses may also include taller buildings where additional open space or benefits to the community are provided. Buildings may be designed with active ground floor uses to support a walkable environment and have a high degree of transparency using clear glass windows and doors. Buildings are oriented toward streets when they are adjacent to streets. When internal to a Campus, buildings are oriented to and have prominent entrances that connect to the pedestrian network for the Campus.</i>

**2040 Policy Map Future Revision:** as a result of the 2023-2025 Community Area Plan process, the 2040 Policy Map revision recommends the subject parcel(s) for **Campus (CAMP)**. The **revised** 2040 Policy Map is **not adopted** as of the date of this memo. **Reference to the revised 2040 Policy Map is for informational purposes only.**

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

1. Adjacencies – The following preferred adjacencies are present with this petition:
  - Campus – though not a preferred adjacency the site directly abuts the Campus PT and would be consistent with the vision for the area.
  
2. Location
  - Subject property does not meet locational criteria but is proposed to be the site of 250k square feet of office spaces for religious organization.
  
3. Preferred Acreage
  - 7 acres, the petition is 14.92 acres and meets the preferred acreage for a place type amendment to CAMP.

**Equitable Growth Framework (EGF) Support:** Please be advised of the following regarding the petitions support of the EGF Manual and Metrics

1. Environmental Justice – **Subject Property/Project IS within Environmental Justice Gap with a score of 1.** New developments should minimize environmental hazards and exposures to sensitive groups. Development should be limited in flood prone areas and areas with steep slopes, and impervious surfaces should be limited and managed. Tree-save, additional landscaping, and open spaces should be an integral part of the development. ***Petition proposes to change site from Manufacturing & Logistics to Campus potentially limiting the style and intensity of development for the parcel. Additionally, policy encourages reducing the condition of ML adjacent to residential sites.***

**Rationale for Recommendation:** The petition could facilitate the following 2040 Comprehensive Plan Goals:

	<p>Goal 1: <u>10-Minute Neighborhoods</u> – 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. <b><i>Petition proposes to develop an OFC site within a ¼ mile of Campus, Neighborhood 1 &amp; 2, and Commercial sites allowing for a potential concentration of goods and services within a 10-minute walkshed of the proposed site.</i></b></p>
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