

TO: Maxx Oliver, CZO – Entitlement Services
FROM: Abie Bonevac, CZO – Long Range Planning
SUBJECT: RZP 2025-129: 2040 Comprehensive Plan Consistency
LOCATION: West W.T. Harris Boulevard and north of Brookstone Drive (PID: 02749301)
DESCRIPTION: Zoning Change Request from INST(CD) and CG to N2-A(CD) – 4.94 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 **INCONSISTENT** with the 2040 Policy Map recommendation for **Campus (CAMP)**. An amendment to the 2040 policy map, and place type change is required to **Neighborhood 2 (N2)**. The table below represents elements of **N2 Place Types**:

Land Uses	The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, nonresidential uses.
Character	This Place Type is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment. Neighborhood 2 places include larger scale residential buildings than are found in Neighborhood 1 and residential developments typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas.
Mobility	Because Neighborhood 2 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.
Building Form	The typical building is a single-family attached or multi-family building and is usually not more than five stories. Civic and institutional buildings vary in size based on their context and accessibility. Buildings are designed with active ground floor uses, either residential or in some instances, economically viable commercial, to support a vibrant pedestrian environment. Buildings with ground floor commercial have tall ground floors and a high degree of transparency using clear glass windows and doors.

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 for **Neighborhood 2 (N2)**. 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.

- II. **Amendment Criteria:** The following criteria should be considered to approve a change to the 2040 Policy Map:
- A. Adjacencies – The following preferred adjacencies are present with this petition:
 - Neighborhood 1
 - Commercial
 - B. Location
 - The subject property **is not within** ½ mile walkshed of high-capacity transit station or with-in ½ mile of major transportation corridor – which is not preferred for a place type amendment to N2.
 - The subject property **is within** ½ mile of Activity Centers, Campus, or Innovation Mixed Use – which is not preferred for a place type amendment to N2.
 - The subject property **is not** within Access to Housing Gap (EGF).
 - The subject property **does** have frontage along Arterial or Major Road– which is not preferred for a place type amendment to N2.
 - C. Preferred Acreage
 - a. 4 acres, the petition is 4.94 acres and **MEETS** the preferred acreage for a place type amendment to N2.
- III. **Charlotte 2040 Comprehensive Plan Goals and Objectives Metrics:** The following 2040 Comprehensive Plan goals should be reviewed when considering this petition, with those **HIGHLIGHTED** being advanced by the 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 potentially furthers this goal by providing a mix of housing types such as quadraplexes, residential attached and live-work units.**



Goal 3: Housing Access for All – Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction. **The petition has conditioned that residential units will be offered for sale or lease to households earning 80% of the Area Median Income (AMI) or below.**