




TO: Michael Russell, CZO – Entitlement Services
FROM: Abie Bonevac, CZO – Long Range Planning
SUBJECT: REZ 2025-135: 2040 Comprehensive Plan Consistency
LOCATION: E W.T. Harris Boulevard & N. Tryon Street (PID: 04931108)
DESCRIPTION: Zoning Change Request from IC-1 to IC-2 (EX) – 41.26 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.

Plan Consistency: This petition is **CONSISTENT** with the 2040 Policy Map recommendation for **Campus (CAMP)**. The table below represents elements of **CAMP** Place Types:

Land Uses	Primary uses vary, depending on the purpose of the Campus and may include facilities for office, research and development, education, medical, and places of assembly that require a significant amount of space for various activities spread across sites.
Character	This Place Type is characterized by low- to mid-rise office or civic buildings. Some institutional Campuses are more intensely developed and may include some high-rise buildings.
Mobility	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.
Building Form	The typical building is an office 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.

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

	<p>Goal 4: Trail & Transit Oriented Development (2-TOD) – Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails. The petition could help support this goal by installing a trail head connection to the University of North Carolina at Charlotte Fitness Trail. Additionally, the petition includes updating the existing bus shelter and pad and providing a micro-transit area on site.</p>
	<p>Goal 5: Safe & Equitable Mobility – Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region. The petition could help support this goal by updating the existing bus shelter and pad, providing a micro-transit area on site, and dedicated curb space for ride share.</p>
	<p>Goal 6: Healthy, Safe & Active Communities – All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services. The petition could help support this goal by improving and providing additional transit access and mode connectivity to the health care services at this site, which is being updated with this petition.</p>