

**TO:** John Kinley – Land Development Division + Zoning/UDO Administration

**FROM:** Tolu Ibikunle, AICP – Long Range Planning Division

**SUBJECT:** REZ 2022-121: 2040 Comprehensive Plan Consistency

**LOCATION:** 9621 Elm Lane, Charlotte, NC 28227 (PID: 22502106)

**DESCRIPTION:** Zoning Change Request from N1-A to UR-2(CD) with 5-year vested rights -- approximately 53.07 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 **INCONSISTENT** with the 2040 Policy Map recommendation for **Neighborhood 1 (N1)**. 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:

<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.
<b>Character</b>	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.
<b>Mobility</b>	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.
<b>Building Form</b>	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.

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:

- Neighborhood 1

2. Location

- The subject property is located within ½ mile of a major transportation corridor.
- The subject property is located within ½ mile walkshed of a major trail access point (Four Mile Creek Greenway). The proposal includes an elevated pedestrian connection to Four Mile Creek Greenway.
- The subject property is within ¼ or ½ mile of a commercial area.
- The subject property is within an Access to Housing Gap based on the Equitable Growth Framework score (EGF).
- The subject property has frontage along arterial or major roads (Elm Lane and Rea Road). The Charlotte Streets Map features Elm Lane as an avenue and Rea Road is classified as a boulevard. Both are arterial street types.

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

1. Access to Housing Opportunity – **Access to housing is the highest priority need in this area according to the EGF Community Reports.** The petition seeks to address the housing need with an allowance for up to **640** new residential units with a variety of housing types and densities.
2. Environmental Justice – 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. **The petition does not encroach into the natural features like the wetlands and flood prone areas. Additionally, the proposal retains the existing pond within Development Area B and shows potential tree save areas on the site plan.**

**Rationale for Recommendation:** 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. **The subject property is within a ½ mile of a Commercial area.**



**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. **This petition furthers this goal by adding up to 640 dwelling units with a mixture of residential unit types.**



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 includes a proposed street connection on the subject property, linking Rea Road and Elm Lane. Furthermore, the petition includes pedestrian connections on the subject property and an elevated pedestrian connection to Four-Mile Creek Greenway.**



Goal 7: Integrated Natural & Built Environments – Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change. **The petition does not encroach into the natural features like the wetlands. Additionally, the proposal retains the existing pond in Development Area B.**

