

TO: Michael Russell – Entitlement Services

FROM: Blaize Rai Nelson – Long Range Planning

SUBJECT: RZP 2023-071: 2040 Comprehensive Plan Consistency

LOCATION: 4633 Oakdale Rd, Charlotte, NC 28216 (PID: 03324108, 03324109, 03324110)

DESCRIPTION: Zoning Change Request from N1-A to CG(CD) – 3.85 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 2 (N2). An amendment to the 2040 policy map, and place type change is required to Commercial (CG). The table below represents elements of CG Place Types:**

Land Uses	Typical uses include shopping centers, standalone retail uses, personal services, hotels, restaurants, and service stations.
Character	Characterized by low-rise retail structures with a walkable, landscaped public realm that balances automobile, bicycle, and pedestrian design elements.
Mobility	Commercial places are typically located along high-volume arterial streets, limited access roadways, and near interstate interchanges. While uses and sites are generally automobile-oriented, streets are designed to accommodate safe and comfortable travel by all modes of travel. Cross-access between adjoining sites limits the number of driveways off arterial streets, thereby improving the public realm and circulation. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops, jobs, or nearby destinations.
Building Form	The typical building height in Commercial place types is four or fewer stories. If located in an interchange area, buildings may be up to 5 stories. Long, continuous buildings, especially strip commercial buildings, can be found in Commercial places. These buildings still accommodate the desired block structure and connected street network. Some sites include accessory drive through facilities and gas pumps. Buildings include entrances on the street-facing side(s) to provide pedestrian access from the public sidewalk.

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:
 - **The subject property does not meet any of the preferred place type adjacencies.**

2. Location
 - The subject property is not located within Uptown or Center City.
 - The subject property is not located within an EGF Access to Housing Gap. **This is a required criteria for a place type change to Commercial.**
 - The subject property is not located within ½ mile walkshed of a high-capacity transit station or major transportation corridor. **The minor map amendment criteria requires that the subject property not be located within a ½ mile walkshed of a high-capacity transit station or major transportation corridor for a change to Commercial place type.**
 - The subject property does not meet the minimum acreage required for a change to new Commercial Place Type.
 - The subject property has no mobility connectivity and does not propose to add to the pedestrian infrastructure in the area.

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

1. Access to Essential Amenities, Goods & Services – The subject property is located in a Access to Essential Amenities, Goods & Services gap. **Access to essential amenities, goods and services is a high priority need in this area, and the proposal for 31,500 square feet of retail space has the potential to improve access.**
2. Access to Employment Opportunity – The subject property is located in a ¾ mile Access to Employment gap. **The petition proposes a mix of commercial land uses that have the potential to promote access to employment opportunity.**

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

	<p><u>Goal 8: Diverse & Resilient Economic Opportunity</u> – Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>
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