
DATE: April 9, 2025

TO: Maxx Oliver, CZO – Entitlement Services

FROM: Jason Pauling, AICP – Long-Range Planning

SUBJECT: **REZ 2023-074:** 2040 Comprehensive Plan Consistency

LOCATION: East side of Providence Road, North side of Country Lane and South side of Kuykendall Road (PID #'s: 23101102, 03, 04, 06, 07, 14, 16, 19, 21, 22, 23, & 25)

DESCRIPTION: Zoning Change Request from N1-A to N1-A (CD): 11.54 acres, and from N1-A to N2-A (CD): 14.05 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. **Charlotte 2040 Plan and Policy Map Consistency:** The adopted and revised Charlotte Future 2040 Policy Map recommends **NEIGHBORHOOD 1 (N1)** for all subject properties. The petitioner's request is **CONSISTENT** for the requested NEIGHBORHOOD 1 portion of the request (approximately 11.54 acres), and **INCONSISTENT** with the policy map for the NEIGHBORHOOD 2 request (approximately 14.05 acres). A change in zoning to N2-A would also require a change in the Policy Map to **NEIGHBORHOOD 2**. The table below represents elements of N2 Place Types:

	NEIGHBORHOOD 1	NEIGHBORHOOD 2
Land Uses	Single-family detached homes are the primary use in N1. Duplexes, triplexes, quadraplexes, and civic uses may also be found in N1. Small townhome and multi-family buildings, as well as civic uses, are typically on arterials to provide a transition (buffer) to interior neighborhoods. The greatest density of housing in this Place Type is located within ½ mile walk of an activity center and is located on an arterial, with a high frequency transit. <i>The N1-A portion (11.54) of this petition includes a request for up to 55 single-family detached units</i>	Primary uses in N2 are multi-family and single-family attached residential, including some buildings with ground floor, nonresidential uses. Lower intensity housing types are also found in N2, with a mix of housing types. N2 also includes civic uses such as schools, neighborhood parks, and religious institutions. <i>The N2-A portion of this proposal (14.05 acres) includes a request for up to 220 single-family attached (townhome) units.</i>

Character	<p>This Place Type is characterized by low-rise residential buildings, uniformly setback from the street, with consistent lot sizes. There is limited impervious cover between residential buildings and the street. Many neighborhoods in N1 have unifying characteristics, such as setbacks and heights that have been maintained as they were originally developed. Others have seen changes in these and other characteristics.</p>	<p>This Place Type is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment. N2 places are larger in scale than N1 and typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas. <i>The N2 proposal includes a combination of new public street connections, as well as private streets (alleys) accessing individual units. Some units have frontage on public streets and others front on open space. The petitioner has limited some heights to 45' along the rear of the site adjacent to remaining N1.</i></p>
Mobility	<p>A very well-connected local street network provides safe and direct access throughout the neighborhood, which helps disperse and connect all modes of travel to transit and nearby destinations. Arterial streets should support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit or nearby destinations. Alleys may be used to provide access to residences located on narrower lots. <i>It is unclear at this time if new streets will be proposed as part of the N1 development</i></p>	<p>Because Neighborhood 2 places typically serve as a transition between low and high-density developments and other higher-intensity centers, they should 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. <i>The N2 site plan includes access to the site from Providence (new public street), Country Lane (new public street), and Kuykendall Road (private alley). Interior sidewalks are proposed on all public streets, but not on private streets. However, there are several open space pockets interspersed throughout the development with sidewalk connections. Lots should front on public streets or open spaces to the maximum extent practical.</i></p>

Building Form	The typical N1 building is single-family residential, detached up to 3 or 4 stories. Townhome style buildings typically have 4-6 units. The length of single-family attached and small multi-family residential buildings varies but is typically a maximum of 150 feet. Principal buildings are oriented with the front facade and main entrances connecting to the public sidewalk. In some cases, buildings face improved common open space, or adjacent parks and greenways, but street facing sides of buildings still include prominent entrances providing pedestrian access from the public sidewalk.	The typical building is a single-family attached or multi-family building and is usually not more than five stories. Buildings are designed to orient to streets with prominent entrances providing pedestrian access from the public sidewalk, or along private or public accessible open spaces. <i>The N2 portion of this request includes several positive examples of this building form, however there are some instances where building front facades face an alley across from the back of other buildings, and in some cases may front undisturbed buffers or tree save areas that may or may not count as open space.</i>
Open Space	Private yards and improved common areas are typical open spaces in N1. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in neighborhoods.	N2 places typically include private common open space that serves individual residential developments, which can take a range of forms both passive and active but should always be accessible to all units. <i>The N2 site plan includes a variety of common open spaces and tree save areas. Future plans should clarify if the larger tree save area in the front can also be counted as required open space. Some buildings as currently arranged may need to be relocated, reoriented or removed for better open space access.</i>

II. **Size & Locational Criteria:** The following criteria should be reviewed when considering a change to the 2040 Policy Map to **Neighborhood 2**:

A. **Preferred Adjacencies** – Please note the following regarding preferred adjacencies and transitions:

Adjacent Place Type	Present	Preferred	* Transitions
Neighborhood 1	Yes	Yes	No
Neighborhood 2	No	Yes	No
Neighborhood Center	No	Yes	No
Community Activity Center	No	Yes	No
Campus	Yes	Yes	No

* **Transitions** typically mean buffered by other, less intense place types, but can also mean increases in required buffer widths and increased preservation and tree save areas

B. **Acreage** – Neighborhood 2 requests should have a *minimum acreage of 4*. The area of the N2 request meets this with an acreage of approximately **14.05 acres**.

C. **Location** – The following locational criteria is applicable for Neighborhood 2 change requests:

1. The subject property has frontage and access along an arterial according to the Charlotte Streets Map (**Providence Road**).
2. The subject property is **NOT** within a half mile of goods and services or Activity Center place types. The closest activity center is approximately 3,400-feet south beginning at the intersection of Providence and McKee Road. Sidewalk **DOES** exist along both sides of Providence Road in this area.
3. The subject property does **NOT** have proximity to a future greenway trail but **DOES** have access to CATS Transit Service. The 61X Express Route passes the subject site, and a bus stop exists for said route. Upgrades may be recommended for this bus stop.

III. **Equitable Growth Framework (EGF) Support:** Please be advised of the following regarding the petitions support of the EGF Manual and Metrics (The EGF Analysis is not intended to weigh metrics against each other, but more so to describe which metrics are lacking the most in certain areas and related to the subject property):

- A. **Access to Housing** – This area of the city has a low housing diversity score. This is mostly due to a lack in diversity of housing types outside of traditional single-family housing or apartments and considers it appropriate to develop more “missing middle” housing types such as duplexes, triplexes, townhomes and small apartment buildings.
- B. **Access to Goods, Services, and Amenities** – The subject property is also within an access to goods and services gap, and as mentioned above, the nearest activity center is greater than a half mile to the south.

IV. **Charlotte Future 2040 Plan Goal Applicability:** The following comprehensive plan goals are applicable and may be advanced by this 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. ***This petition includes a request for up to 55 detached single-family units, and up to 220 attached single-family units (townhomes) arranged in 3–6-unit buildings.***