
TO: Holly Cramer - Entitlement Services

FROM: Maria Floren – Long Range Planning

SUBJECT: REZ 2023-165: 2040 Comprehensive Plan Consistency

LOCATION: 718 Central Ave (PID: 080-156-03,04,05,06,07,08, and 09)

DESCRIPTION: Zoning Change Request from NC, N1-D, and O-6(CD) to CAC-1(EX) - 2.839 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:

Plan Consistency: This petition is **CONSISTENT** with the 2040 Policy Map recommendation for **Community Activity Center** for the majority of the site, but **INCONSISTENT** with the recommendation for **Neighborhood 1** for the two parcels on the southeast parcels of the block. An amendment to the 2040 policy map, and place type change is required to **Community Activity Center (RAC)**. The table below represents elements of **Community Activity Center** Place Types:





Land Uses	Typical uses are retail, restaurant and entertainment, and personal services. Some multi-family and office may also be located in this Place Type. In Transit Station Areas, multi-family and/or office may be primary uses. Some types of auto-oriented uses, well-designed to support walkability, may be located outside of the core of this Place Type.
Character	This Place Type is characterized by low to mid-rise commercial, residential, civic/institutional, and mixed-use buildings in a pedestrian-oriented environment.
Mobility	These Place Types include a transportation network that supports highly accessible “10-minute neighborhoods” and a “park once” environment. Community Activity Centers are typically located at or near key intersections or on major Arterials with transit service. Easy access and direct connections to nearby residential neighborhoods help reduce trip lengths, keeps some cars off the Arterials, and encourages transit use, walking, or bicycling. The Local street network is well-connected, with small blocks and highly walkable connections along streets and between destinations. There are frequent opportunities to cross adjacent Arterials, and the pedestrian network accommodates large groups of people.
Building Form	The typical building is a commercial, institutional, multi-family or mixed-use building of five to seven stories. Some buildings in Transit Station Areas are taller. Buildings are designed with active ground floor uses to support a vibrant pedestrian environment. They 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. Location

- The subject property is not located within Uptown.
- Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor
- Within EGF gap of any type

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

	<p><u>Goal 1: 10-Minute Neighborhoods</u> – 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. This petition, with its location on the future CATS Silver Line and its proposal of a mixed-use development, including residential and non-residential uses, could help provide improved access to amenities and services, and could help advance this goal.</p>
	<p><u>Goal 4: Trail & Transit Oriented Development (2-TOD)</u> – 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. This petition could help facilitate this goal by the development of a center along proposed transit station area, and by reverving the right of away needed for future acquisition by CATS for the Silver Line.</p>
	<p><u>Goal 5: Safe & Equitable Mobility</u> – 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. This petition could help facilitate this goal by providing pedestrian and transit amenities, including a public shared use path, a publicly accessible plaza, and by reverving the right of away needed for future acquisition by CATS for the Silver Line.</p>
	<p><u>Goal 6: Healthy, Safe & Active Communities</u> – 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. This petition could</p>

	<p>facilitate this goal by the pedestrian amenities and that it providing, including the public shared use path and publicly accessible plaza.</p>
	<p><u>Goal 10: Fiscally Responsible</u> – Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth. This petition could facilitate this goal by completing needed public city improvements, which include the relocation of the existing sewer line along the western property line between Central Ave and Sunnyside Ave.</p>