

TO: Michael Russell, CZO – Entitlement Services

FROM: Abie Bonevac, CZO – Long Range Planning

SUBJECT: REZ 2024-090: 2040 Comprehensive Plan Consistency

LOCATION: Mallard Creek Church Road & Galloway Road (PID: 02902124, 02902121)

DESCRIPTION: Zoning Change Request from MUDD-O and R-12MF(CD) to CG(CD) and N2-B(CD) -- 65.27 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** and **INCONSISTENT** with the 2040 Policy Map recommendation for **Neighborhood 2 (N2) and Commercial (COMM)**. An amendment to the 2040 policy map, and place type change in acreage. The table below represents elements of Neighborhood 2 Place Type:

Land Uses	The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, nonresidential uses.
Character	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.
Mobility	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.
Building Form	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.

An amendment to the 2040 policy map, and place type change in acreage. The table below represents elements of Commercial Place Type:

Land Uses	Typical uses include shopping centers, standalone retail uses, personal services, hotels, restaurants, and service stations.
Character	This Place Type is 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 is four or fewer stories. 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.

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 petition proposes 30,000 square feet of specified commercial uses that would expand access to essential services, amenities, and services for the surrounding community and the included residential development as part of the petition. Additionally, the petition seeks to add a hotel with a maximum of 130 hotel rooms.**



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. **The petition potentially furthers this goal by providing a mix of housing types such as triplexes, quadraplexes, multi-family attached and multi-family stacked for a maximum total 860 units.**



Goal 3: Housing Access for All – Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction. **The petition proposes to include a maximum of 80 residential units in a multi-family stacked style that will be age restricted and income-restricted at 80% AMI for no less than 15 years.**

