

**TO:** Michael Russell – Entitlement Services

**FROM:** Blaize Rai Nelson – Long Range Planning

**SUBJECT:** RZP 2024-011: 2040 Comprehensive Plan Consistency

**LOCATION:** 4217 Johnston Oehler Road, Charlotte, NC 28269 (PID: 02946195)

**DESCRIPTION:** Zoning Change Request from N1-A to N2-A(CD) – 17.48 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>	Typical uses in the N2 place type are multi-family and single-family attached residential, including some buildings with ground floor, non-residential uses. Lower intensity housing types are also found in Neighborhood 2, especially as part of a large development with a mix of housing types. Neighborhood 2 places also include civic uses such as schools, neighborhood parks, and religious institutions.
<b>Character</b>	Characterized by low to mid-rise multi-family residential and shared community amenities, in a walkable environment. Neighborhood 2 places include larger scale residential buildings than are found in Neighborhood 1. Neighborhood 2 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 in N2 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 to orient to streets with prominent entrances providing pedestrian access from the public sidewalk. Buildings also orient toward on-site open spaces and abutting parks and greenways. 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:
  - Campus
  - Community Activity Center
  - Neighborhood 1
  
2. Location
  - The subject property is larger than 5 acres and has frontage along an arterial or major road.
  - The subject property is within ¼ mile walkshed of a CAC and Campus place type.
  - The subject property is located within an area with a high priority need for housing.
  - The subject property is located within ¼ mile walkshed of a high-capacity transit station or major transportation corridor.

**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 115 new residential units with a variety of housing types and densities including townhomes, quadraplexes, and multifamily units.**

**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.</p>
	<p><u>Goal 2: Neighborhood Diversity &amp; Inclusion</u> – 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.</p>