

TO: Maxx Oliver, CZO – Entitlement Services
FROM: Abie Bonevac, CZO – Long Range Planning
SUBJECT: REZ 2024-022: 2040 Comprehensive Plan Consistency
LOCATION: Sunset Road & Oakdale Road (PID: 03703113 and 03703102)
DESCRIPTION: Zoning Change Request from N1-A to N2-A -- 12.11 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:

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. N2 places include larger scale residential buildings than are found in N1 and residential developments typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas.
Mobility	N2 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. Buildings are designed with active ground floor uses, either residential or in some instances, economically viable commercial, to support a vibrant pedestrian environment.

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:

- Neighborhood 1

2. Location

- The subject property is not within ½ mile walkshed of high-capacity transit station or within ½ mile of major.
- The subject property is located within an EGF Housing Gap.
- The subject property is located on an Arterial Road.
- The subject property is located within a 1/4 mile of an Activity Centers.

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 a high 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 118 new residential units with a variety of housing types and densities.

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



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 allows for up to 110 townhomes and up to 4 duplexes for a total of 118 units.**