

TO: Michael Russell – Entitlement Services
FROM: Blaize Rai Nelson – Long Range Planning
SUBJECT: RZP 2024-024: 2040 Comprehensive Plan Consistency
LOCATION: 4633 Oakdale Rd, Charlotte, NC 28216 (PID: 05142112)
DESCRIPTION: Zoning Change Request from MX-2 to N2-A(CD) – 9.13 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. 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.

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
 - Parks and Preserves

2. Location
 - The subject property is not located within ¼ or ½ mile of Activity Centers, Campus or Innovation Mixed Use place types.
 - The subject property is not located within an EGF Access to Housing Gap. **The minor map amendment criteria requires that the subject property is located within a housing gap for a change to N2.**
 - The subject property is not located within ½ mile walkshed of a high-capacity transit station or major transportation corridor. **The minor map amendment criteria requires that the subject property not be located within a ½ mile walkshed of a high-capacity transit station or major transportation corridor for a change to Neighborhood 2 place type.**
 - The subject property does not have frontage along an arterial or major road. Additionally, the property has no infrastructure or mobility connectivity to other sites.

Equitable Growth Framework (EGF) Support: Please be advised of the following regarding the petitions support of the EGF Manual and Metrics

1. Access to Essential Amenities, Goods & Services – **Access to essential amenities, goods and services is a high priority need in this area.**
2. Access to Employment Opportunity – **Access to Employment Opportunity is the highest priority need in this location.**
3. Environmental Justice – Environmental Justice is a high priority concern for this subject property. The area is shown as being subject to environmental impact raising concern over the development of additional residential units. **New developments should minimize environmental hazards and exposures to sensitive groups. Development should be limited in flood prone areas and areas with steep slopes, and impervious surfaces should be limited and managed. Tree save, additional landscaping, and open spaces should be an integral part of the development.**

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

	<p>Goal 2: <u>Neighborhood Diversity & 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. The petition proposes the development of up to 76 attached townhome units.</p>
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