

TO: Maxx Oliver – Entitlement Services
FROM: Tolu Ibikunle, AICP – Long Range Planning
SUBJECT: REZ 2024-030: 2040 Comprehensive Plan Consistency
LOCATION: 282 South Sharon Amity Road (PID: 18112403)
DESCRIPTION: Zoning Change Request from **CC** to **NC** – 0.392 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** with the 2040 Policy Map recommendation for **Neighborhood Activity Center (NAC)**. The table below represents elements of Neighborhood Activity Center Place Types:

Land Uses	Primarily retail, restaurants, personal services, institutional, multi-family, office, and some auto-oriented uses, well designed to support walkability.
Character	Low-rise commercial, residential civic/institutional, and mixed-use buildings in a pedestrian-oriented environment.
Mobility	Neighborhood Centers are easily and directly accessible from nearby neighborhoods to encourage walking and cycling, and to support the concept of a complete neighborhood. The local street network is well-connected, designed for slow traffic, and includes good pedestrian facilities. Arterial streets provide for safe and comfortable pedestrian, bicycle, and transit travel along and across them for easy access to and from the Neighborhood Center and surrounding areas.
Building Form	The typical building type is a commercial, institutional, or multi-family building of four stories or fewer. 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.

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. **This petition could increase the amenities, goods, and services offered at the existing shopping center.**