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**TO:** Maxx Oliver – Entitlement Services

**FROM:** Manal Mahmoud– Long Range Planning

**SUBJECT:** REZ 2024-073: 2040 Comprehensive Plan Consistency

**LOCATION:** Allegany St & Ashley Rd (PID: 06113106)

**DESCRIPTION:** Zoning Change Request from B-1(CD) to CG(CD)-- 1.519 acres.

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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 **Commercial (COMM)**. The table below represents elements of **COMM** Place Types:

<b>Land Uses</b>	Typical uses include shopping centers, standalone retail uses, personal services, hotels, restaurants, and service stations.
<b>Character</b>	This Place Type is characterized by low-rise retail structures with a walkable, landscaped public realm that balances automobile, bicycle, and pedestrian design elements.
<b>Mobility</b>	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.
<b>Building Form</b>	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.

**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 - This petition proposes to provide food options.
2. Access to Employment Opportunity - This petition may promote access to employment opportunity.

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



**Goal 8: Diverse & Resilient Economic Opportunity** – Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.