

TO: Michael Russell, CZO – Entitlement Services

FROM: Blaize Rai Nelson – Long Range Planning

SUBJECT: REZ 2024-110: 2040 Comprehensive Plan Consistency

LOCATION: 10200 Claude Freeman Drive, Charlotte, NC 28262 (PID: 04742105)

DESCRIPTION: Zoning Change Request from O-1(CD) and RE-3 to CAC-1(EX) -- 51.78 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 **Community Activity Center (CAC)**. The table below represents elements of **CAC** Place Types:

Land Uses	Typical uses are retail, restaurant and entertainment, and personal services. Some multi-family and office may also be located in this Place Type. In Transit Station Areas, multi-family and/or office may be primary uses. Some types of auto-oriented uses, well-designed to support walkability, may be located outside of the core of this Place Type.
Character	This Place Type is characterized by low to mid-rise commercial, residential, civic/institutional, and mixed-use buildings in a pedestrian-oriented environment.
Mobility	These Place Types include a transportation network that supports highly accessible “10-minute neighborhoods” and a “park once” environment. Community Activity Centers are typically located at or near key intersections or on major Arterials with transit service. Easy access and direct connections to nearby residential neighborhoods help reduce trip lengths, keeps some cars off the Arterials, and encourages transit use, walking, or bicycling. The local street network is well-connected, with small blocks and highly walkable connections along streets and between destinations. There are frequent opportunities to cross adjacent Arterials, and the pedestrian network accommodates large groups of people.
Building Form	The typical building is a commercial, institutional, multi-family or mixed-use building of five to seven stories. Some buildings in Transit Station Areas are taller. 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.



Equitable Growth Framework (EGF) Support: Please be advised of the following regarding the petitions support of the EGF Manual and Metrics^[BA1]

1. Access to Housing Opportunity – **Access to housing is the highest priority need in this area** according to the EGF Community Reports. **Subject Property/Project IS within Access to Housing**

Gap with a score of 1. *The petition may help address the housing need with the proposal of 560 multi-family stacked and 20 multi-family attached residential units.*

2. Access to Essential Amenities, Goods & Services – Community Activity Centers should be designed to accommodate equal access to amenities, goods, and services. Essential land uses including grocery stores/markets, financial services, parks, schools, libraries, recreation centers, medical services, etc. should focus on daily needs of residents that live within a half-mile walkshed, two-mile bike ride, or short, 10-minute drive. **Access to essential amenities, goods and services is also a high priority in this area as the subject Property/Project IS within Access to Essential Goods, Services & Amenities Gap with a score of 2. The petition may help address this need with the proposal of up to 7,500 square feet of commercial space and provisions for future non-residential uses on the site.**

Rationale for Recommendation: The petition could facilitate the following 2040 Comprehensive Plan Goals:[BA2][BA3]

	<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. <i>Petition may help to advance Goal 1 with proposal of large scale multi family residential development alongside commercial and other non residential uses with the inclusion of pedestrian infrastructure both internal to site and connecting to adjacent sites, as well as the addition of new public streets and streetscapes.</i></p>
	<p><u>Goal 2: 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. <i>Petition may contribute to advancement of Goal 2 with the request of 20 multi-family attached residential units in addition to 560 multi-family stacked units, expanding variety of housing options.</i></p>

