
DATE: December 4, 2024

TO: Maxx Oliver, CZO – Entitlement Services

FROM: Maddi Pleasant – Long Range Planning

SUBJECT: RZP 2024-111: 2040 Comprehensive Plan Consistency

LOCATION: 4900 Sharon Road, Charlotte, NC 28210 (PID: 17903201, 17903202, 17903245, 17903248, 17903247, 17905107, 17905106, 17905105, 17905104, 17905109)

DESCRIPTION: Site plan amendment to existing conditional plans (R-3(CD), MUDD-O, INST(CD) to R-3(CD)SPA, MUDD-O SPA, INST(CD) SPA) proposing the development of age restricted residential uses as well as up to 60,000 square feet of non-residential uses in addition to accessory uses with 5-year vested rights -- ± 27.27 ac.

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.

I. Plan Consistency:

The area designated as Neighborhood 1 (N1) within this petition is **CONSISTENT** with the 2040 Policy Map recommendation for the Neighborhood 1 (N1) Place Type. The area designated as Campus (CAMP) within the petition is **CONSISTENT** with the 2040 Policy Map recommendation for the Campus (CAMP) Place Type.

The table below represents elements of Neighborhood 1 (N) and Campus (CAMP) Place Types:

	Place Type: N1	Place Type: CAMP
Land Uses	<p>Single-family detached homes on lots are the primary use in this Place Type. Accessory Dwelling Units are also found.</p> <p>Duplexes, triplexes, quadraplexes, and civic uses, such as parks, religious institutions, and neighborhood scaled schools, may also be found in this Place Type.</p> <p>If it is multi-family or townhomes:</p>	<p>Primary uses vary, depending on the purpose of the Campus and may include facilities for office, research and development, education, medical, and places of assembly that require a significant amount of space for various activities spread across sites.</p> <p>Additional uses intended to support the primary use include residential, retail, hotels, restaurants and dining</p>

	<p>[Smaller lot single-family detached developments, small townhome buildings, and small multi-family buildings, as well as civic uses, are also found on some 4+ lane arterials. These building types provide a transition between higher volume streets and the interior of neighborhoods. The greatest density of housing in this Place Type is located within a ½ mile walk of a Neighborhood Center, Community Activity Center, or Regional Activity Center and is located on an arterial, with a high frequency bus or streetcar route. In some cases, small neighborhood commercial buildings are found in older neighborhoods.]</p>	<p>facilities, sports facilities, laboratories, and galleries intended to serve workers, residents and visitors.</p>
Character	<p>Characterized by low-rise residential buildings, uniformly set back from the street, and generally consistent lot sizes. Front lawns, landscaped yards, and tree-lined sidewalks are found between residences and the street, and individual back yards are commonly found for each main residential building.</p>	<p>This Place Type is characterized by low- to mid-rise office or civic buildings. Some institutional Campuses are more intensely developed and may include some high-rise buildings.</p>
Mobility	<p>A very well-connected local street network provides safe and direct access throughout the neighborhood and to and through the neighborhoods and adjacent Place Types. This street network helps disperse vehicular traffic and allows residents to walk or bike to transit and nearby destinations. Arterial streets also support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit or nearby destinations. Direct access to buildings, parks, and other facilities is usually from Local streets, with more limited access opportunities along arterials.</p>	<p>Campuses are typically located along at least one arterial street with an internal street network that encourages walking and bicycling, particularly when sites are located near transit routes and stops. Campuses should include transit stops and mobility hubs at key entries, stations, and intersections. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops or nearby destinations.</p>

	Alleys are also used to provide access to residences located on narrower lots.	
Building Form	The typical building in a Neighborhood 1 place is a single-family residential building up to 3 or 4 stories. Townhome style buildings typically have 4-6 units. The size of civic and institutional buildings varies based on context and accessibility.	The typical building is an office or civic building and is usually no more than five stories. Residential buildings may be found in this Place Type but are less prevalent. Office Campuses may also include taller buildings where additional open space or benefits to the community are provided. Buildings may be designed with active ground floor uses to support a walkable environment and have a high degree of transparency using clear glass windows and doors. Buildings are oriented toward streets when they are adjacent to streets. When internal to a Campus, buildings are oriented to and have prominent entrances that connect to the pedestrian network for the Campus.

- II. **2040 Comprehensive Plan Goal Applicability:** The following goals of the Charlotte 2040 Comprehensive Plan are applicable to this petition with those highlighted being advanced by the petition:

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. **The petition furthers Goal 1 by providing the following:**



- **Proximity to surrounding essential amenities, goods, and services.**
- **Well-connected public and private streets make walking or biking to goods and services more accessible.**
- **Balanced mix of uses proposed for a walkable Campus environment.**