

**TO:** Stuart Valzonis – Entitlement Services

**FROM:** Erin Hinson, AICP – Long Range Planning

**SUBJECT:** REZ 2024-122: 2040 Comprehensive Plan Consistency

**LOCATION:** Margaret Wallace Road & Mintworth Avenue (PID: 19304373)

**DESCRIPTION:** Zoning Change Request from NS to CG (CD) -- 0.33 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 **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.

**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. **The petition proposes additional commercial uses in an area adjacent to single and multi-family residential uses. Development along an existing bus route will allow for access to goods and services in this area.**

