

TO: Michael Russell, CZO – Entitlement Services

FROM: Blaize Rai Nelson – Long Range Planning

SUBJECT: REZ 2024-137: 2040 Comprehensive Plan Consistency

LOCATION: 2821 Johnston Oehler Road, Charlotte, NC 28269 (PID: 02933102, 02933118, 02933117, 02933101)

DESCRIPTION: Zoning Change Request from N1-A to N2-A (CD) -- 13.29 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 **INCONSISTENT** with the 2040 Policy Map recommendation for **Neighborhood 1 (N1)**. An amendment to the 2040 policy map, and place type change is required to **Neighborhood 2 (N2)**. The table below represents elements of N2 Place Types:

| | |
|----------------------|---|
| Land Uses | The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, nonresidential uses. |
| Character | This Place Type is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment. Neighborhood 2 places include larger scale residential buildings than are found in Neighborhood 1 and residential developments typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas. |
| Mobility | Because Neighborhood 2 places typically serve as a transition between lower-density development and higher-intensity commercial or mixed-use centers, they have a very well-connected and dense street network with short blocks. This provides multiple route options to better accommodate walking, cycling, and transit use. Both Local and Arterial streets are designed to support and encourage walking, cycling, and transit use to reach transit or nearby destinations. |
| Building Form | The typical building is a single-family attached or multi-family building and is usually not more than five stories. Civic and institutional buildings vary in size based on their context and accessibility. Buildings are designed with active ground floor uses, either residential or in some instances, economically viable commercial, to support a vibrant pedestrian environment. Buildings with ground floor commercial have tall ground floors and a high degree of transparency using clear glass windows and doors. |

The following criteria should be considered to approve a change to the 2040 Policy Map:

1. **Adjacencies** – The following preferred adjacencies are present with this petition:

- Neighborhood 1
- Parks & Preserves

2. Location

- Within ½ mile walkshed of major trail access point – ***subject property is within a ½ mile of a future Mecklenburg County greenway. Considerations should be made for future pedestrian connections.***
- ¼ or ½ mile of Activity Centers, Campus, or Innovation Mixed Use
- Within Access to Housing Gap (EGF)
- Frontage along Arterial or Major Road

3. Preferred Acreage



- 5 acres, the petition is 13.29 acres and meets the preferred acreage for a place type amendment to IMU.

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

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 165 multi-family attached residential units.**

Commented [BA1]: Examples of EGF supporting or not supporting the petition are in red. You can add or remove based on the petition. Bold the important information you think conveys the EGF best.

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 helps to advance Goal 1 via proximity to adjacent CMS sites with existing sidewalk infrastructure. *Note: Petitioner is encouraged to consider future pedestrian connections to CMS and Meck Co Park facilities including future greenway access. |
|  | Goal 2: Neighborhood Diversity & Inclusion – 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. Petition may contribute to advancement of Goal 2 with the request of 165 multi-family attached residential units. |

Commented [BA2]: Examples added to goals Goal 2 "...". 220 new residential units are proposed, which will expand housing options and density in this area

Commented [BA3R2]: Can delete row if it does not apply to the petition

