
DATE: February 5, 2025

TO: Joe Mangum, AICP – Entitlement Services

FROM: Jason Pauling, AICP – Long Range Planning

SUBJECT: REZ 2024-138: 2040 Comprehensive Plan Consistency

LOCATION: North of Shopton Road West, east of Kirkwynd Commons Drive, and west of Cory Bret Lane (PID #'s: 19923102 & 19923128)

DESCRIPTION: Zoning Change Request from N1-A to N1-D (CD) – 8.54 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.

- I. **Plan Consistency:** This petition is **CONSISTENT** with the 2040 Policy Map recommendation for **Neighborhood 1 (N1)**. The table below represents elements of N1 Place Types:

Land Uses	Single-family detached homes on lots are the primary use in this Place Type. Accessory Dwelling Units are also found. Duplexes, triplexes, quadraplexes, and civic uses, such as parks, religious institutions, and neighborhood scaled schools, may also be found in this Place Type. <i>The petition includes a request for up to sixty (60) dwelling units either single-family detached or duplexes which are appropriate uses within the N1 Place Type.</i>
Character	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.
Mobility	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. Alleys are also used to provide access to residences located on narrower lots. <i>It is recommended that the petitioner consider rear loaded (alleys) or shared driveways to provide access to units in order to establish a better streetscape and pedestrian experience along the main road.</i>

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.
----------------------	---

- II. **Charlotte 2040 Plan Goal Applicability:** The following 2040 Comprehensive Plan Goals are applicable for this petition:



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. ***The petition advances this goal by providing a mix of housing types and sizes.***