

TO: Maxx Oliver – Entitlement Services

FROM: Maria Floren – Long Range Planning

SUBJECT: REZ 2025-004: 2040 Comprehensive Plan Consistency

LOCATION: 720 E Morehead St (PID: 12305403)

DESCRIPTION: Zoning Change Request from NC to CAC-2(CD) – 3.14 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 **SOUTH INNER COMMUNITY AREA PLAN** and **NOT IN ALIGNMENT** with the 2040 Policy Map recommendation for **Neighborhood Activity Center (RAC)**. An amendment to the 2040 policy map, and place type change is required to **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.

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 Activity Center
- Regional Activity Center

2. **Location**

- Not within Uptown
- Must also meet one requirement below:
- Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor
- Within EGF gap of any type



3. **Preferred Acreage**

- 20 acres, the petition is 3.14 acres and does not meet the preferred acreage for a place type amendment to Community Activity Center.

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

1. 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. ***This petition's proposal for 10,000 square feet of commercial space could help improve access to amenities in this geography.***
2. Access to Housing Opportunity – Access to housing is the highest priority need in this area according to the EGF Community Reports. ***The petition seeks to address the housing need with an allowance for up to 390 new multi-family stacked residential units.***

Rationale for Recommendation: The petition could facilitate the following 2040 Comprehensive Plan Goals:

	<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>This petition proposes up to 10,000 square feet of commercial space which allows a mix of uses that could help support this goal.</i></p>
	<p><u>Goal 3: Housing Access for All</u> – Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction. <i>This petition proposes a minimum of 20% percent of the dwelling units constructed shall maintain monthly rents that are income restricted to households earning on average 80% or less of the area median income for a period of not less than 30 years from the date of the issuance of the first certificate of occupancy for the building, which helps support this goal.</i></p>

