
TO: Emma Knauerhase – Entitlement Services

FROM: Maria Floren – Long Range Planning

SUBJECT: REZ 2025-023: 2040 Comprehensive Plan Consistency

LOCATION: 421 E Sugar Creek Rd (PID: 09105140)



DESCRIPTION: Zoning Change Request from TOD-M(O) to TOC-CC – 1.49 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 **Community Activity Center (CAC)**. TOD Zoning Districts conform to all activity center place types. The table below represents elements of **Community Activity Center** 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.

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 could help advance the goal of creating 10 minute neighborhoods due to it's location within the Community Activity Center along the LYNX Blue Line, which could provide access to amenities, goods and services to the communities it serves.</i></p>
	<p><u>Goal 4: Trail & Transit Oriented Development (2-TOD)</u> – Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails. <i>The petition's request to rezone to TOD-CC could help promote transit oriented development along the LYNX Blue Line.</i></p>