
TO: Maxx Oliver, CZO – Entitlement Services

FROM: Abie Bonevac, CZO – Long Range Planning

SUBJECT: REZ 2025-030: 2040 Comprehensive Plan Consistency

LOCATION: Mt. Holly-Huntersville Road & Abbingdon Holly Drive (PID: 02327129, 02327130, 02327131)

DESCRIPTION: Zoning Change Request from N1-A to N2-B (CD) – 8.65 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 Neighborhood 2 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.

2040 Policy Map Future Revision: *as a result of the 2023-2025 Community Area Plan process, the 2040 Policy Map revision recommends the subject parcel(s) for **Neighborhood 2 (N2)**. The revised 2040 Policy Map is **not adopted** as of the date of this memo. **Reference to the revised 2040 Policy Map is for informational purposes only.***

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

- **Adjacencies** – The following preferred adjacencies are present with this petition:
 - Neighborhood 1
 - Commercial
 - Community Activity Center
- **Location** – The following should be considered with this petition:
 - The subject property is located within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor
 - The subject property is located within ¼ or ½ mile of Activity Centers, Campus or Innovation Mixed Use
 - The subject property is located within an Access to Housing Gap EGF.
 - The subject property has frontage along an arterial or major road.
- **Preferred Acreage**
 - 4 acres, the petition is 8.65 acres and does meet the preferred acreage for a place type amendment to Neighborhood 2.

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, located along a high-frequency bus route, proposes an 18,000-square-foot childcare center that would expand access to essential services for the surrounding community. It also includes a multi-dwelling residential development, giving future residents convenient access to childcare, transit access and helping to support the vision of a complete, 10-minute neighborhood.**



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 potentially furthers this goal by providing a mix of housing types such as duplexes, triplexes, and quadraplexes.**