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**TO:** Michael Russell, CZO – Entitlement Services

**FROM:** Blaize Rai Nelson – Long Range Planning

**SUBJECT:** REZ 2025-031: 2040 Comprehensive Plan Consistency

**LOCATION:** 8001 Neal Road, Charlotte, NC 28262 (PID: 04711202)

**DESCRIPTION:** Zoning Change Request from R-8MF(CD) to N2-B(CD) – 23.37 acres.

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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 the **N2 Place Types**:

<b>Land Uses</b>	The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, nonresidential uses.
<b>Character</b>	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.
<b>Mobility</b>	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.
<b>Building Form</b>	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:



1. Adjacencies – The following preferred adjacencies are present with this petition:
  - Neighborhood 1
  - Campus
2. Location
  - Subject property is within ½ mile walk shed of high-capacity transit station or with-in ½ mile of major transportation corridor.
  - Subject property is within ¼ mile of Community Activity Center and Campus place types
  - Subject property has frontage along a major road and is within an Access to Housing Opportunity gap.
3. Preferred Acreage
  - 5 acres, the petition is 23.37 acres and meets the preferred acreage for a place type amendment to N2.

**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 opportunity is a high priority need in this area according to the EGF Community Reports. Housing Opportunity is defined as the ability for residents of all income, household compositions, and life stages to access housing options that meet their needs and economic conditions. **Subject Property/Project IS within Access to Housing Gap with a score of 3.** *Petition has potential to provide increased access through proposed development of 73 multi-family attached townhome style units and 324 multi-family stacked units.*

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

	<p><b><u>Goal 1: 10-Minute Neighborhoods</u></b> – 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. <b><i>Petition proposes to develop a residential site within a ¼ mile of both Campus and Community Activity Center cites allowing for a potential concentration of goods and services within a 10-minute walkshed of the proposed site.</i></b></p>
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	<p><u>Goal 2: Neighborhood Diversity &amp; Inclusion</u> – 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. <b><i>Petition proposes to add to the number of townhouses and triplexes in the area, potentially increasing the variety of housing options available.</i></b></p>
	<p><u>Goal 4: Trail &amp; 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. <b><i>Petition proposes to develop a 12ft shared-use path on the west side of Neal Road from IBM Drive, approximately 1300 ft long connecting to the existing SUP, as part of a pedestrian network multimodal mitigation plan.</i></b></p>