
DATE: August 5, 2025

TO: Joe Mangum, AICP – Entitlement Services

FROM: Jason Pauling, AICP – Long Range Planning

SUBJECT: REZ 2025-034: 2040 Comprehensive Plan Consistency

LOCATION: Allison Lane, east of Allison Woods Dr & west of Providence Road (PID #'s: 22915303, 04, 05, 06, 07, 09, 10, 11, 12, 13, 14)

DESCRIPTION: Zoning Change Request from N1-A to N2-B (CD) – 6.2 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 **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. <i>This petition includes a site plan that includes a combination of multi-family attached units, including duplexes, triplexes, quadraplexes, and townhomes. Max number of units per the site plan is 79.</i>
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. <i>The development notes include a maximum building height of 48-feet (3-4 stories), 15% green space, and 11,850 of required open space. Proposed buildings (18 total buildings), include a minimum of two-unit buildings (duplex), and a maximum of six-unit buildings (townhome/multiplex). There is a small creek that cuts along the southern area of the property, which constrains access to Providence Road.</i>

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. <i>Primary access to the development comes from Allison Woods Drive and Allison Lane. There are adjoining properties designated as Community Activity Center, however due to the adjoining creek and topographic issues, connectivity to the CAC is difficult. With a proposal to add a 12-foot multi-use path along Providence Road, the most logical connection from the proposed development to the CAC is by providing a sidewalk connection to the planned multi-use path. We recommend this improvement as a condition to approval.</i>
Building Form	The typical building is a single-family attached or multi-family building and is usually not more than five stories. Buildings are designed with active ground floor uses, either residential or in some instances, economically viable commercial, to support a vibrant pedestrian environment. <i>The proposed site plan designates all units being alley-loaded, which limits driveways and parking along the public streets. The architectural front of the units is either along Allison Woods Drive or Allison Lane, or along open space. Topographic conditions make fronting on Providence difficult. Where the units front onto open space, it is recommended that the open be at least 20-feet in width and bordered by public sidewalk vs. sidewalk breaking the green space.</i>
Open Space	This Place Type includes privately owned, common open space that serves individual residential developments, which can take a range of forms, from playgrounds and recreation spaces, to plazas, courtyards and rooftop decks. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in neighborhoods. <i>The proposed development includes a range of open space options including active and passive. As mentioned above, the open space designated between units may need to be wider and bordered by sidewalk.</i>

II. Amendment Criteria: The following should be considered to approve a change to the 2040 Policy Map to Neighborhood 2:

A. Place Type Adjacency – The following preferred adjacencies are present with this petition:

- Neighborhood 1
- Neighborhood 2
- Community Activity Center

B. Location



- The subject property is located adjacent to a Community Activity Center and connectivity should be prioritized as part of site plan review and approval
- Providence Road is identified as a high-capacity transit route, although it is unknown if a bus stop has been established at or near the subject property.
- The subject property is located within an access to housing gap.
- The subject property technically fronts on an arterial (Providence) even though no vehicular connection is proposed.

- C. Preferred Acreage: The minimum preferred acreage for new Neighborhood 2 requests is 4 acres. This petition is 6.2 acres and therefore exceeds this threshold.

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

- A. 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 79 new residential units with a variety of housing types and densities.
- B. Environmental Justice – New developments should minimize environmental hazards and exposures to sensitive groups. Development should be limited in flood prone areas and areas with steep slopes, and impervious surfaces should be limited and managed. Tree save, additional landscaping, and open spaces should be an integral part of the development.

IV. **2040 Comprehensive Plan Goal Applicability:** The following 2040 plan goals are applicable to this petition and could be facilitated because of the development:

	<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>The proposed development is adjacent to a designated Community Activity Center, and therefore access and connectivity to the center should be a priority.</i>
	<u>Goal 2: Neighborhood Diversity & 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. <i>This petition proposes to add a mix of residential, missing middle unit types, including duplexes, triplexes, quadraplexes, and townhomes. Max number of units per the site plan is 79.</i>