
TO: Maxx Oliver, CZO – Entitlement Services

FROM: Abie Bonevac, CZO – Long Range Planning

SUBJECT: REZ 2025-055: 2040 Comprehensive Plan Consistency

LOCATION: Parkwood Avenue & Allen Street (PID: 08309208, 08309209, 09309210)

DESCRIPTION: Zoning Change Request from NS to NC (CD) – 0.506 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 Center (NAC)**. The table below represents elements of NAC Place Types:

Land Uses	Typical uses include retail, restaurants, personal services, institutional, multi-family, and offices. Some types of auto-oriented uses, well-designed to support walkability, may be located on the edges of this Place Type
Character	This Place Type is characterized by low-rise commercial, residential civic/institutional, and mixed-use buildings in a pedestrian-oriented environment.
Mobility	Neighborhood Centers are easily and directly accessible from nearby neighborhoods to encourage walking and cycling, and to support the concept of a complete neighborhood. The Local street network is well-connected, designed for slow traffic, and includes good pedestrian facilities. Arterial streets provide for safe and comfortable pedestrian, bicycle, and transit travel along and across them for easy access to and from the Neighborhood Center and surrounding areas.
Building Form	The typical building type is a commercial, institutional, or multi-family building of four stories or fewer. 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.

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 Center (NAC)**. 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
- Neighborhood 2

2. Location

- The subject property is not located within Uptown.
- The property is adjacent to N1 and N2.
- The subject property is located within an Access to Amenities Gap.

3. Preferred Acreage

- 5 acres, the petition is 0.506 acres and does not meet the preferred acreage for a place type amendment to Neighborhood 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. **Access to essential amenities, goods and services is a priority need in this area, and the petition proposes to allow uses by right and under prescribed conditions, which has the potential improve access.**

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 proposes to allow uses by right and under prescribed conditions, which has the potential to improve access to essential amenities, goods, and services for existing residents.**