
TO: Maxx Oliver – Entitlement Services

FROM: Erin Hinson – Long Range Planning

SUBJECT: REZ 2025-060: 2040 Comprehensive Plan Consistency

LOCATION: 8131 E W.T. Harris Blvd (PID: 10916160)

DESCRIPTION: Zoning Change Request from R-20 MF(CD) to N2-C(CD) EX – 27.47 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 **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 **Parks & Preserves (PP)**. 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.*

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

	<p><u>Goal 6: Healthy, Safe & Active Communities</u> – All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services. <i>The petition furthers this goal by proposing a public park which includes a variety of recreational facilities that promote healthy and active lifestyles.</i></p>
	<p><u>Goal 7: Integrated Natural & Built Environments</u> – Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change. <i>The petition furthers this goal by proposing a public park which aims to protect natural areas and open space through the inclusion of walking paths and nature trails.</i></p>