

DATE: 9/2/2025

TO: Michael Russell, CZO – Entitlement Services

FROM: Tolu Ibikunle, AICP – Long Range Planning

SUBJECT: REZ 2025-063: 2040 Comprehensive Plan Consistency

LOCATION: 5825 Carnegie Blvd (PID: 17706212)

DESCRIPTION: Zoning Change Request from OFC to RAC (CD) -- 5.5 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 **Regional Activity Center (RAC)**. The table below represents elements of Regional Activity Center Place Type:

Land Uses	Typically, vertically-mixed use, office, multi-family, restaurant, retail, entertainment, personal service, and institutional. <i>The petition features up to 360 multi-family stacked and/or multi-family attached (townhome) residential units. The petition also includes conversion rights to allow up to 8,000 square feet of retail uses. The conversion rights do not require the petitioner to change a portion of the development to retail, making this proposal function as a Neighborhood 2 (N2) Place Type. Neighborhood 2 places are higher-density housing areas that provide a variety of housing types, such as townhomes and apartments, alongside neighborhood-serving shops and services.</i>
Character	Mid to high-rise commercial, residential, and civic/institutional buildings in a pedestrian-oriented and transit-friendly environment.
Mobility	Very well-connected street network with small blocks and highly walkable connections; support biking and transit
Building Form	Predominant building type is a mid- or high-rise building (over 5 stories) with commercial, institutional, multi-family or a mix of uses in the buildings. Buildings are designed with active ground floor uses to support a vibrant pedestrian environment.
Transitions	Transitions use site-based elements such as parking, open space, and landscape buffers to create separation from less intense Place Types. Building heights will be lower along edges abutting neighborhoods. <i>As illustrated on the site plan, the rear of Development Area “A” and portions of Development Areas “B” and “C” are limited to 50’ feet in building height because they abut an existing neighborhood. Offering a gradual transition in height from a single-family neighborhood to multi-family residential.</i>

Charlotte Future 2040 Plan Goal Applicability: 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. ***This petition proposes new multi-family development within an area that has a variety of existing land uses, such as single-family development within an area that has a variety of existing land uses such as, office and retail, including South Park Mall. Having residential development close to existing essential goods and services promotes access. However, the petition does not include other land uses beyond multi-family, which does not align with the intent of the Regional Activity Center Place Type.***



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 includes up to 360 multi-family stacked and/or multi-family attached (townhome) residential units, which offer a variety of housing types in an existing neighborhood. This element of the petition helps to advance this goal.***