

**TO:** Maxx Oliver – Entitlement Services

**FROM:** Maria Floren – Long Range Planning

**SUBJECT:** REZ 2025-066: 2040 Comprehensive Plan Consistency

**LOCATION:** 1403 Samuel Street (PID: 07706201)

**DESCRIPTION:** Zoning Change Request from UR-2(CD) to N2-B – 2.27 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)**.

**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 is a high priority need in this area according to the EGF Community Reports. ***This petition could help address the housing need by rezoning to the N2-B zoning district.***

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

	<p><b>Goal 1: 10-Minute Neighborhoods</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>This petition could support Goal 1 by expanding housing options at a site located within close proximity to activity centers, thereby providing future residents with convenient access to essential amenities, goods, and services.</i></b></p>
	<p><b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> – Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing. <b><i>This petition could support Goal 2 by diversifying housing options at this site through the uses permitted under the N2-B zoning district.</i></b></p>