
TO: Maxx Oliver – Entitlement Services

FROM: Maria Floren – Long Range Planning

SUBJECT: REZ 2025-070: 2040 Comprehensive Plan Consistency

LOCATION: 6029 Beatties Ford Road (PID: 03736123)

DESCRIPTION: Zoning Change Request from N1-A to N2-B(CD) – 30.37 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 the Campus Place Type. An amendment to the 2040 policy map, and place type change is required to Neighborhood 2 (N2). The table below represents elements of the Neighborhood 2 Place Type:

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.




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
 - Parks and Preserves
2. **Location**
 - The subject property is not located within Uptown.
 - Within ½ mile of major transportation corridor.
 - Within ¼ or ½ mile of Activity Centers or Campus.
 - Within Access to Housing Gap (EGF).
3. **Preferred Acreage**
 - The petition is 30 acres and does meet the preferred acreage of 5 acres for a place type amendment to Neighborhood 2.

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 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 308 new residential units with a variety of housing types and densities.**

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 supports this goal by expanding housing options within a ¼-mile of existing bus service along Beatties Ford Road.
	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. This petition helps support this goal by proposing a variety of housing types and options, including a variety of single-family attached units.
	Goal 3: Housing Access for All – Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction. This petition helps supports this goal with the commitment that all residential units will be offered for sale or lease to households earning between 60-120% of the Area Median Income.