
TO: Emma Knauerhase – Entitlement Services

FROM: Erin Hinson – Long Range Planning

SUBJECT: REZ 2025-071: 2040 Comprehensive Plan Consistency

LOCATION: Carnegie Boulevard (PID: 17708305)

DESCRIPTION: Zoning Change Request from O-15(CD) to RAC(CD) -- 1.53 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 RAC Place Types:

Land Uses	Uses in Regional Activity Centers, which are frequently vertically mixed, include office, multi-family, retail, restaurant and entertainment, personal service, and institutional.
Character	This Place Type is characterized by its urban form, with mid to high-rise commercial, residential, and civic/institutional buildings in a pedestrian oriented and transit-friendly environment.
Mobility	The transportation network supports transit access and complements land uses and design to create a “park once” environment, where people are comfortable and encouraged to use other modes within the center. The street network is very well-connected, with small blocks and highly walkable connections along streets and between destinations. Easy access and multiple connections between these centers and surrounding residential neighborhoods help reduce auto trip lengths, keep some vehicles off the Arterials, and encourage transit, walking, or bicycling to the Center.
Building Form	The 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 within Regional Activity Centers (outside of Uptown) that exceed 20 stories should be developed with benefits to the community. 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. Buildings are encouraged to step back after 3-5 stories, to provide a human scale at street level. Buildings over 8-10 stories may have “point towers,” where only a smaller portion of the building mass is built to the maximum height in order to maintain views and natural light. The portion of the building that is stepped back to the tower can be used for private open space and amenities.

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’s proposal for Regional Activity Center at this site could improve access to amenities, goods & services.



Goal 8: Diverse & Resilient Economic Opportunity – Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region. The petition proposal for a balanced mix of uses promotes access to employment opportunity at this site.