
TO: Michael Russell – Entitlement Services

FROM: Erin Hinson – Long Range Planning

SUBJECT: REZ 2025-080: 2040 Comprehensive Plan Consistency

LOCATION: East W. T. Harris Boulevard, east of East Independence Boulevard
(PID: 16515201)

DESCRIPTION: Zoning Change Request from R-9MF(CD) to N2-A(CD) -- 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 **INCONSISTENT** with the 2040 Policy Map recommendation for **Commercial (COMM)**. An amendment to the 2040 policy map, and place type change is required to **Neighborhood 2 (N2)**. The table below represents elements of N2 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 **Neighborhood 2 (N2)**. 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.

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
 - Commercial
2. Location
 - The subject property is within ½ mile walkshed of high-capacity transit station
 - The subject property is within an Access to Housing Gap (EGF)
 - The subject property has frontage along arterial or major roads
3. **Preferred Acreage**
 - 4 acres, the petition is 5 acres and meets the preferred acreage 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 a high 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 44 multi-family attached residential units.

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



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. **A proposal for 44 multi-family attached residential units will help further Goal 2 by expanding housing options and density in this area.**

