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**TO:** Maxx Oliver – Entitlement Services

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

**SUBJECT:** REZ 2025-108: 2040 Comprehensive Plan Consistency

**LOCATION:** 1912 Cleveland Ave (PID: 12105514)

**DESCRIPTION:** Zoning Change Request from TOD-UC(CD) & TOD-NC(CD) to TOD-UC(CD) & RAC(EX) – 1.49 acres.

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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 SOUTH INNER COMMUNITY AREA PLAN** and **IN ALIGNMENT** with the 2040 Policy Map recommendation for **Regional Activity Center (RAC)**. TOD Zoning Districts conform to all activity center place types.

**Equitable Growth Framework (EGF) Support:** Please be advised of the following regarding the petitions support of the EGF Manual and Metrics

1. Access to Essential Amenities, Goods & Services – Regional Activity Centers should be designed to accommodate equal access to jobs, amenities, goods, and services. Essential land uses including grocery stores/markets, financial services, parks, schools, libraries, recreation centers, medical services, etc. should focus on daily needs of residents that live within a half-mile walkshed, two-mile bike ride, or short, 10-minute drive. ***This petitions proposal allows for a mix of uses which could help to improve access to amenities in this area.***
2. Access to Employment Opportunity – Regional Activity Centers should be designed to further job growth and create opportunities for upward economic mobility. ***This petition allows for a mix of uses which could help promote access to employment opportunity.***

**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 proposes a mix of uses which could help support this goal.</i></b></p>
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	<p><u>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</u> – Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails. <b><i>This petition proposes TOD development within ¼ mile of a Blue Line Transit Station which could help support this goal.</i></b></p>
	<p><u>Goal 7: Integrated Natural &amp; Built Environments</u> – Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change. <b><i>This petition commits to a building design that meets or exceeds LEED (Leadership in Energy and Environmental Design) standards, which could help support this goal.</i></b></p>