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**DATE:** 12/3/2025

**TO:** Sheighla Tippet – Entitlement Services

**FROM:** Erin Hinson – Long Range Planning

**SUBJECT:** REZ 2025-109: 2040 Comprehensive Plan Consistency

**LOCATION:** East Independence Boulevard & Hayden Way (PID: 19312102)

**DESCRIPTION:** Zoning Change Request from CG(CD) to N2-B(CD) SPA – 1.46 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 **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:

<b>Land Uses</b>	The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, nonresidential uses.
<b>Character</b>	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.
<b>Mobility</b>	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.
<b>Building Form</b>	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:
  - There are no preferred adjacencies are present with this petition.
2. Location
  - The subject property is within ½ mile of a major transportation corridor.
  - The subject property is within ¼ mile of a Community Activity Center Place Type designation.
  - The subject property is within an Access to Housing Gap (EGF).
3. **Preferred Acreage**
  - 4 acres, the petition is 1.46 acres and does not meet 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 could help address the housing need by providing more Neighborhood 2 and less Commercial than originally proposed.

**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. **This petition proposes additional residential uses, giving more future residents convenient access to future commercial uses, greenway connections, and potential roadway improvements.**

