
TO: Emma Knauerhase – Entitlement Services

FROM: Maria Floren – Long Range Planning

SUBJECT: REZ 2025-002: 2040 Comprehensive Plan Consistency

LOCATION: 1107 E 36th St (PID: 09109107)

DESCRIPTION: Zoning Change Request from N1-C to NC(CD) – 0.28 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 **Neighborhood 2 (N2)**. An amendment to the 2040 policy map, and place type change is required to **Neighborhood Activity Center (NC)**. The table below represents elements of NC Place Types:

Land Uses	Typical uses include retail, restaurants, personal services, institutional, multifamily, and offices. Some types of auto-oriented uses, well-designed to support walkability, may be located on the edges of this Place Type.
Character	This Place Type is characterized by low-rise commercial, residential civic/institutional, and mixed-use buildings in a pedestrian-oriented environment.
Mobility	Neighborhood Centers are easily and directly accessible from nearby neighborhoods to encourage walking and cycling, and to support the concept of a complete neighborhood. The Local street network is well-connected, designed for slow traffic, and includes good pedestrian facilities. Arterial streets provide for safe and comfortable pedestrian, bicycle, and transit travel along and across them for easy access to and from the Neighborhood Center and surrounding areas.
Building Form	The typical building type is a commercial, institutional, or multifamily building of up to five stories. 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.

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
 - Neighborhood 2
2. **Location**
 - The subject property is not located within Uptown.

- Adjacent to N1 or N2 on at least one side.

3. Preferred Acreage

- 5 acres, the petition is 0.28 acres and does not meet the preferred acreage for a place type amendment to NAC.

Charlotte 2040 Future Comprehensive Plan Goal Applicability: The following goals are relevant and could be facilitated by this petition:

	<p><u>Goal 1: 10-Minute Neighborhoods</u> – 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: <i>Goal 1 could be advanced by this petition's proposal to establish a new medical office, which could help increase access to essential amenities, goods, and services for the surrounding community.</i></p>
	<p><u>Goal 8: Diverse & Resilient Economic Opportunity</u> – 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. <i>This goal could be advanced by changing the zoning from a place type that does not allow jobs to one that potentially would add the presence of jobs.</i></p>
	<p><u>Goal 9: Retain Our Identity & Charm</u> – Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment. <i>Adaptive reuse is referenced under Goal 9, Objective 9A: Increase the rate of restoration and adaptive reuse of existing structures to reduce the rate of tear downs.</i></p>