
DATE: June 6, 2025

TO: Emma Knauerhase – Entitlement Services

FROM: Manal Mahmoud – Long Range Planning

SUBJECT: REZ 2025-020: 2040 Comprehensive Plan Consistency

LOCATION: 4419 Tuckasegee Road & Queen City Drive (PID: 06115205)

DESCRIPTION: Zoning Change Request from CG and ML-1 to N2-C (CD) – 2.557 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.

- I. **Plan Consistency:** This petition is **INCONSISTENT** with the 2040 Policy Map recommendation for Manufacturing & Logistics (**M&L**). 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.

Open Space	This Place Type includes privately owned, common open space that serves individual residential developments. This open space takes a range of forms, from playgrounds and recreation spaces, to plazas, courtyards and rooftop decks. Additional open space for this facility should be considered and reviewed during plan review.
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II. **2040 Policy Map Future Revision:** *because of the 2023-2025 Community Area Plan process, the 2040 Policy Map revision recommends the subject parcel(s) for **Commercial (COMM)**. 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.***

III. **Amendment Criteria:** The following criteria should be considered to approve a change to the 2040 Policy Map:

A. **Adjacencies:** The following adjacencies are present with this petition:

- 1) Neighborhood 1 across Tuckasegee – Preferred
- 2) Manufacturing & Logistics – Not ideal, however the existing land uses between Queen City Drive, Tuckasegee and I-85 are vacant, commercial or multi-family

B. **Location:** The following locational metrics should be noted:

- 1) Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor – There is an existing bus stop along Tuckasegee at the front of the subject property with a bus shelter, although this is not an express or high-capacity route. Sidewalk exists along Tuckasegee, but it is at back of curb and substandard, and access to the sidewalk and bus stop is not separated from vehicles that park for the restaurant use.
- 2) Within ¼ or ½ mile of Activity Centers, Campus or Innovation Mixed Use – The property is not within ½ mile of activity center place types. However, there are important commercial uses within a ½ mile that would typically be found in centers (Urgent Care, Food Lion, Dollar Tree, Cashpoints, fitness center, laundry, childcare, restaurant).
- 3) Frontage along arterial or major roads – Tuckasegee Road is classified as an Avenue, which is designated on Streets Map as an arterial.

C. **Preferred Acreage:** Preferred acreage for new N2 requests is 4 acres. The petition is **2.557 acres** and below this threshold.

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

- A. **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 the conversion of 125 of existing rooms to studio apartments.
- B. **Environmental Justice** – The subject property is not in an ideal location for residential being that it lies directly adjacent to I-85, which may produce certain noise pollution. Additional tree canopy and buffering is recommended.

- V. **Charlotte Future 2040 Comprehensive Plan Goal Applicability**: 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. **The petition may address this goal by providing 125 proposed studio apartments.**