

TO: John Kinley – Land Development Division & Zoning/UDO Administration
FROM: Tolu Ibikunle, AICP – Long Range Planning
SUBJECT: RZP 2020-071: 2040 Comprehensive Plan Consistency
LOCATION: 3941 Selwyn Ave (PID: 17511188)
DESCRIPTION: Zoning Change Request from **N1-A** to **MUDD-O** – 0.79 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 1 (N1)**. An amendment to the 2040 Policy Map, and Place Type change is required to **Neighborhood Center (NC)**.

The table below represents elements of NC Place Types:

Land Uses	Primarily retail, restaurant, entertainment, personal services, multi-family and office and some auto-oriented uses.
Character	Low to mid-rise buildings in walkable and transit-friendly environment.
Mobility	Typically located near major intersections or arterials; well-connected local streets support walking, biking and transit.
Building Form	Commercial, institutional, multi-family or mixed-use buildings of 5 to 7 stories (taller near transit)
Open Space	Improved open space is a key feature, such as, plazas, patios, and courtyards that may include landscaping. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature.

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
 - Parks and Preserves
 - Community Activity Center
2. **Location**
 - The subject property is not located within Uptown.
 - The subject property is located within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor.

Equitable Growth Framework (EGF) Support: Please be advised of the following regarding the petition's support of the EGF Manual and Metrics.

1. Access to Essential Amenities, Goods & Services – Community Activity Centers should be designed to accommodate equal access to 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. **Access to essential amenities, goods, and services is a high priority in this area. The petition includes a variety of permitted uses that may improve access. However, the petition does not specify which use it will be.**

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. **The subject property is within a 5-minute walk of the Park Selwyn Terrace shopping center.**



Goal 4: Trail & Transit Oriented Development (2-TOD) - 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. **The site is across from a Cross Charlotte Trail trailhead and is reserving a 60 ft easement along the rear of the site for future Parks and Recreation use for the Briar Creek greenway.**



Goal 5: Safe & Equitable Mobility – Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services, and the region. **The subject property is at the corner of Park Rd and Selwyn Ave. Both roads have sidewalks.**



Goal 6: Healthy, Safe & Active Communities – All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services. **The subject property is within a 5-minute walk to the Cross Charlotte Trail.**



Goal 9: Retain Our Identity & Charm – Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment. **The petition includes the adaptive reuse of the single-family home to maintain the neighborhood's character.**