

TO: Joe Magnum, AICP – Entitlement Services
FROM: Jason Pauling, AICP – Long Range Planning
SUBJECT: REZ 2023-124: 2040 Comprehensive Plan Consistency
LOCATION: Dilling Farm Road & Moores Chapel Road (PID: 05519168)
DESCRIPTION: Zoning Change Request from MX-2 to N2-A (CD) – 10.54 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 for the 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.

The following criteria should be considered to approve a change to the 2040 Policy Map:

1. Acreage – A minimum acreage of 5 should be considered when considering an N2 place type change. The subject property is 10.54 acres.

2. Adjacencies and Transitions – The following should be considered when considering a N2 Place Type Change:
 - N1 is a preferred adjacency to N2 requests so long as appropriate buffers and height considerations are included. Commercial adjacencies to N1 and N2 should include proper buffering in their more intense forms.
3. Location
 - The subject property is located within an Access to Housing Gap (EGF).
 - The subject property is 1/4 or 1/2 mile of Activity Centers.
 - The subject property does NOT front on a major arterial, although it has direct access.

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 and Services – access to essential goods, services and amenities is a moderate need in this area. Similar to a recommendation to advance Goal 1, providing connectivity to the small commercial area adjacent to this site is critical to support access.
2. Access to Housing Opportunity – Access to housing a priority need in this area according to the EGF Community Reports. The petition seeks to address the housing need with an allowance for up to 130 new residential units that are age restricted.
3. Access to Employment Opportunity – Access to employment opportunity is also a significant need in this area according to EGF reports. Although residential requests do not in their nature address access to employment opportunity directly, ease of connectivity to adjoining commercial and other non-residential sites by all modes of travel is an important consideration.
4. Environmental Justice – Environmental Justice is a necessary consideration for all new development requests. In this case, the property is near major highway infrastructure (I-485) and bounded on the east side by a small stream. New tree plantings, open spaces, landscape buffers and limits to impervious should serve to neutralize EJ concerns.

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, tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride. ***The proposed development lies directly adjacent to an existing commercial center which contains access to basic goods and foods (grocery/drug store), and future medical office site. The proposed site plan includes an ADA path/sidewalk connection to Moore’s Chapel Road to provide the connectivity.***



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 neighborhoods. ***The proposal increases housing diversity options with an N2 request.***



Goal 3: Housing Access for All – Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction. ***The petition furthers this goal by providing housing to senior persons.***

