

**TO:** Claire Lyte-Graham – Entitlement Services  
**FROM:** Blaize Rai Nelson – Long Range Planning  
**SUBJECT:** RZP 2023-152: 2040 Comprehensive Plan Consistency  
**LOCATION:** 13721 Mallard Creek Road, Charlotte, NC 28262 (PID: 02919128)  
**DESCRIPTION:** Zoning Change Request from CC to CG – 1.1 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 **CONSISTENT** with the 2040 Policy Map recommendation for **Commercial (CG)**.

**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 & Services – **Access to Essential Amenities, Goods & Services is the highest priority need in this area according to the EGF Community Reports. The petition proposes a commercial land use that has the potential to promote access to amenities, goods, and services.**
2. Access to Employment Opportunity – **The subject property is located in an area determined to have high priority need for better access to Employment Opportunity. The petition proposes a commercial land use that has the potential to promote access to employment opportunity.**

**Rationale for Recommendation:** The petition could facilitate the following 2040 Comprehensive Plan Goals:

	<p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b> – 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.</p>
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