

**TO:** Holly Cramer – Entitlement Services  
**FROM:** Manal Mahmoud – Long Range Planning  
**SUBJECT:** REZ 2024-002: 2040 Comprehensive Plan Consistency  
**LOCATION:** Wallace Lane (PID: 165-113-22)  
**DESCRIPTION:** Zoning Change Request from N1-B to N1-E -- 0.63 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 **CONSISTENT** with the 2040 Policy Map recommendation for **Neighborhood 1 (N1)**. The table below represents elements of N1 Place Types:

<b>Land Uses</b>	Smaller lot single-family detached developments, small townhome buildings, and small multi-family buildings, as well as civic uses, are also found on some 4+ lane arterials. Duplexes, triplexes, and quadraplexes may also be found in this place type. These building types provide a transition between higher volume streets and the interior of neighborhoods. The greatest density of housing in this Place Type is located within a ½ mile walk of a Neighborhood Center, Community Activity Center, or Regional Activity Center and is located on an arterial, with a high frequency bus or streetcar route. In some cases, small neighborhood commercial buildings are found in older neighborhoods. <b><i>The subject property is within walking distance of a transitioning commercial area, and adjacent to Neighborhood 2 areas transitioning this to a more walkable environment even though Wallace Lane is not considered an arterial according to the Charlotte Streets Map.</i></b>
<b>Character</b>	Characterized by low-rise residential buildings, uniformly set back from the street, and generally consistent lot sizes. Front lawns, landscaped yards, and tree-lined sidewalks are found between residences and the street, and individual back yards are comm only found for each main residential building.
<b>Mobility</b>	A very well-connected local street network provides safe and direct access throughout the neighborhood and to and through the neighborhoods and adjacent Place Types. This street network helps disperse vehicular traffic and allows residents to walk or bike to transit and nearby destinations. Arterial streets also support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit or nearby destinations. Direct access to buildings, parks, and other facilities is usually from Local streets, with more limited access opportunities along arterials. Alleys are also used to provide access to residences located on narrower lots.
<b>Building Form</b>	The typical building in a Neighborhood 1 place is a single-family residential building up to 3 or 4 stories. Townhome style buildings typically have 4-6 units. Principal buildings are typically oriented with the front facade and main entrances connecting to the public sidewalk with prominent entrances. <b><i>A denser N1 option provides an</i></b>

	<p><i>opportunity for a mix of infill housing types that could have similar appearance and character conforming to the overall N1 block while promoting housing diversity.</i></p>
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II. **Charlotte 2040 Goals and Objectives Metrics:** The following 2040 Comprehensive Plan Goals should be reviewed when considering this petition, with those **HIGHLIGHTED** being advanced by the petition:

	<p><b>Goal 1: 10-Minute Neighborhoods</b> – 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>The subject property is within 1,000 feet of an existing commercial area along Independence, which provides an opportunity for increased housing density and diversity within a 10-minute neighborhood.</i></p>
	<p><b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> – 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. <i>This request may or may not specifically advance goal 2 unless missing middle housing is constructed on the property, however with the move to increase density and with an improvement to access to goods and services, it is plausible that missing middle could be developed here even if not advanced by conditions.</i></p>