

**TO:** Michael Russell – Entitlement Services  
Teresa Montalvo, AICP – Entitlement Services

**FROM:** Blaize Rai Nelson – Long Range Planning  
Jason Pauling, AICP – Long Range Planning

**SUBJECT:** RZP 2024-029: 2040 Comprehensive Plan Consistency

**LOCATION:** South side of Alexandriana Rd, East side of Statesville Rd (PID: 02506206, 02506209)

**DESCRIPTION:** Zoning Change Request from OFC to IMU (CD) – 19.81 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 **Manufacturing & Logistics (ML)**. An amendment to the 2040 policy map would be required. In this case based on the requested UDO district, **Innovation Mixed-Use (IMU)** would be the most applicable if a change is considered. The table below represents elements of IMU Place Types:

<b>Land Uses</b>	Typical uses include office, research and development, studios, light manufacturing, showrooms, hotels, and <b>multi-family residential</b> . Uses in this Place Type also include retail, personal services, restaurants, and bars, and limited warehouse and distribution associated with light manufacturing and fabrication. <b>Although multi-family is an allowable use within the IMU Place type, the intent behind establishing IMU was for the adaptive reuse and further advancement of employment uses within aging manufacturing areas to take precedent, and residential should be an ancillary and supportive use only.</b>
<b>Character</b>	Characterized by adaptively reused buildings and low to mid-rise single-use structures that are transitioning to vertically integrated uses in a pedestrian-oriented environment. <b>The property is vacant and the pedestrian-oriented environment is currently deficient. For consideration of IMU, a mix of uses should be present within walking distance.</b>
<b>Mobility</b>	Innovation Mixed-Use places are accessible by higher capacity facilities such as arterials and may also include access from interstates and freight rail. Streets serve all travel modes while still accommodating large trucks along primary arterial streets. The local and collector street network is well-connected to serve sites directly and to provide good access to arterials. Truck traffic will use routes that do not impact neighborhoods or open spaces. Mobility hubs with transit stations, pick-up and drop-

	off areas, bike parking and share, and micro-mobility options should be provided within this Place Type to accommodate employees without access to a vehicle. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops, jobs, or nearby destinations.
<b>Building Form</b>	The typical building in Innovation Mixed-Use places is an older industrial structure that has been adaptively reused. Newer office, residential, and mixed-use buildings typically have heights up to six stories in this Place Type. New buildings are designed with active ground floor uses to support a vibrant pedestrian environment. They have tall ground floors and a high degree of transparency using clear glass windows and doors. All buildings are designed to orient to streets, whether reused or new, with prominent entrances providing pedestrian access from the public sidewalk. Buildings also orient toward existing or planned on-site open spaces and abutting parks and greenways.

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:
  - Manufacturing & Logistics
  - *This is at the northern boundary of Charlotte’s jurisdiction, therefore it is important to also consider adjacencies within the town of Huntersville as follows:*
    - *Most of the property on the opposite frontage of Alexanderana Road is zoned Corporate Business, a similar designation to Charlotte’s ML or IMU.*
    - *Neighborhood Residential borders the site across from the Twin Lakes/Alexanerana intersection where the Striker’s Soccer Complex and North Mecklenburg High School are located.*
2. **Location** - The following locational criteria should be considered with this petition:
  - The subject property is not within Uptown or City Center.
  - The subject property is not adjacent to N1,
  - The subject property is not adjacent to N2, or Activity Center place types.
  - The subject petition does not propose additional connectivity.
  - The subject property would not be well served by adjacencies and lacks access to supportive place types.
3. **Preferred Acreage**
  - 5 acres, the petition is 19.81 acres and meets the preferred acreage for a place type amendment to IMU.

**Equitable Growth Framework (EGF) Support:** Please be advised of the following regarding the petitions support of the EGF Manual and Metrics (*NOTE: The EGF Analysis below is intended to provide a broad context on the metrics used in the creative of the Charlotte 2040 Plan. The information is not intended to weigh or provide preference to one metric versus another one).*

1. Access to Housing Opportunity – **Access to housing is a high priority need in this area** according to the EGF Community Reports. Subject Property IS within Access to Housing Gap with a score of 0. The petition seeks to address this need by proposing up to 350 multi-family stacked units.

2. Access to Essential Amenities, Goods & Services – **Access to Essential Amenities, Goods & Services is a high priority need in this area according to the EGF Community Reports. The petition proposes a 100% multi-family residential land use that DOES NOT promote access to amenities, goods, and services.** The subject Property IS within an access to goods, services and amenities gap with a score of 1.
3. Access to Employment Opportunity – **The subject property is in an area determined to have high priority need for better access to Employment Opportunity.** The petition proposes a *residential* land use and **DOES NOT** promote additional access to employment opportunities. Subject Property IS within Access to Employment Gap with a score of 2.
4. ***Environmental Justice – Environmental Justice (EJ) seeks to minimize and equalize effects of environmental hazards among the entire community regardless of income, ethnicity or race. Issues of environmental justice often arise from geographic or procedural inequities. Based on this petition’s proximity to potential Heavy Industrial uses, and major infrastructure barriers, such as I-485, I-77 and Statesville Road, EJ is a concern.***

**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><u>Goal 1: 10-Minute Neighborhoods</u> – 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. <b><i>The petition has the potential to provide 10-minute access to the following: 1) North Mecklenburg High School (Safe Routes to School), 2) Strikers Soccer Center, 3) Bryton Town Center, 4) Northlake Auto Plaza, and 5) Twin Lakes Business Park. However, this is still an area that is primarily auto-oriented, limiting said connectivity by other modes.</i></b></p>
	<p><b><u>Goal 2: Neighborhood Diversity &amp; Inclusion</u></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. <b>The petition seeks to add 350 new multi-family units to the area.</b></p>
	<p><u>Goal 8: Diverse &amp; Resilient Economic Opportunity</u> – 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. <b><i>This petition DOES NOT advance this goal and seeks to reverse current zoning and place types from job producing potential to housing. Innovation Mixed Use or Activity Center place types may accommodate residential as ancillary uses, but it is not a preferrable precedent to set.</i></b></p>