

TO: Holly Cramer – Entitlement Services
FROM: Maria Floren – Long Range Planning
SUBJECT: REZ 2024-034: 2040 Comprehensive Plan Consistency
LOCATION: 3905 Bearwood Ave (PID: 09104101)
DESCRIPTION: Zoning Change Request from CG to N1-C – 0.37 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:

Plan Consistency: This petition is **CONSISTENT** with the 2040 Policy Map recommendation for **Neighborhood 1 (N1)**.

Equitable Growth Framework (EGF) Support: Please be advised of the following regarding the petitions support of the EGF Manual and Metrics

1. Access to Housing Opportunity – **Access to housing is high priority need in this area** according to the EGF Community Reports. **The petition could help address some housing need.**

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

	<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. This petition, with its location along the LYNX Blue Line could help provide improved access to amenities and services, and could help advance this goal.</p>
	<p><u>Goal 4: Trail & Transit Oriented Development (2-TOD)</u> – 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. This petition could help facilitate this goal by the development of new housing within ¼ mile of a LYNX Blue Line Station.</p>