

**TO:** Joe Magnum, AICP – Entitlement Services  
**FROM:** Erin Hinson, AICP – Long Range Planning  
**SUBJECT:** REZ 2024-036: 2040 Comprehensive Plan Consistency  
**LOCATION:** Westerly Hills Drive (PID: 06102411)  
**DESCRIPTION:** Zoning Change Request from N1-D and CG to NC (CD) -- 0.23 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 to Neighborhood Activity Center (**NAC**). The table below represents elements of NAC Place Types:

<b>Land Uses</b>	Typical uses include retail, restaurants, personal services, institutional, multi-family, and offices. Some types of auto-oriented uses, well-designed to support walkability, may be located on the edges of this Place Type.
<b>Character</b>	This Place Type is characterized by low-rise commercial, residential civic/institutional, and mixed-use buildings in a pedestrian-oriented environment.
<b>Mobility</b>	Neighborhood Centers are easily and directly accessible from nearby neighborhoods to encourage walking and cycling, and to support the concept of a complete neighborhood. The Local street network is well-connected, designed for slow traffic, and includes good pedestrian facilities. Arterial streets provide for safe and comfortable pedestrian, bicycle, and transit travel along and across them for easy access to and from the Neighborhood Center and surrounding areas.
<b>Building Form</b>	The typical building type is a commercial, institutional, or multi-family building of four stories or fewer. 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.

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:

- Neighborhood 1
- Community Activity Center

2. Location

- The subject property is not located within Uptown.
- The subject property is adjacent to N1 on at least one side.

**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. <b>The petition’s proposal for office and accessory uses acts as transition from existing residential to retail and helps to advance Goal 1.</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>The petition’s proposal for office and accessory uses helps to advance Goal 8 given the potential for increased job opportunity.</b></p>