

TO: Holly Cramer - Entitlement Services
FROM: Maria Floren - Long Range Planning
SUBJECT: REZ 2024-037: 2040 Comprehensive Plan Consistency
LOCATION: 127 W 28th St (PID: 07908706, 07908705, 07908802, 07908801)
DESCRIPTION: Zoning Change Request from ML-2 to NC(CD) – 1.53 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 Neighborhood Activity Center (NAC) for parcels 07908706 and 07908705, and **INCONSISTENT** with the 2040 Policy Map recommendation for Neighborhood 2 (N2) for parcels 07908802 and 07908801. An amendment to the 2040 Policy Map, and place type change is required to Neighborhood Activity Center. The table below represents elements of **Neighborhood Activity Center** Place Types:

Land Uses	Typical uses include retail, restaurants, personal services, institutional, multifamily, and offices. Some types of auto-oriented uses, well-designed to support walkability, may be located on the edges of this Place Type.
Character	This Place Type is characterized by low-rise commercial, residential civic/institutional, and mixed-use buildings in a pedestrian-oriented environment.
Mobility	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.
Building Form	The typical building type is a commercial, institutional, or multifamily building of up to five stories. 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.

2040 Policy Map Future Revision: as a result of the 2023-2025 Community Area Plan process, the 2040 Policy Map revision recommends parcels 07908802 and 07908801 for Neighborhood Activity Center (NAC). The **revised** 2040 Policy Map **is not adopted** as of the date of this memo.

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 2


2. Location
 - The subject property is not located within Uptown.
 - The subject property is adjacent to Neighborhood 2 on at least one side.
 - The subject property is located within an Access to Amenities Gap (EGF).

3. Preferred Transitions—The following preferred transitions are present with this petition:
 - Neighborhood 2

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 – Neighborhood Activity Centers should be designed to accommodate equal access to amenities, goods, and services. Essential land uses including grocery stores/markets, financial services, parks, schools, libraries, recreation centers, medical services, etc. should focus on daily needs of residents that live within a half-mile walkshed, two-mile bike ride, or short, 10-minute drive. **Access to essential amenities, goods and services is a high priority in this area, and the proposal for of creating a Neighborhood Activity Center could help improve access.**

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. A Neighborhood Activity Center development could potentially support Goal 1 in this area by helping increase access to essential amenities, goods, and services.</p>
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