



TO: Claire Lyte-Graham – Entitlement Services
FROM: Blaize Rai Nelson – Long Range Planning
SUBJECT: RZP 2024-047: 2040 Comprehensive Plan Consistency
LOCATION: 3500 Harris Houston Road, Charlotte, NC 28262 (PID: 05106114)
DESCRIPTION: Zoning Change Request from N1-A and to N1-D(CD) – 12.77 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 1 (N1)**. The table below represents elements of **N1 Place Types**:

Land Uses	Single-family detached homes on lots are the primary use in this Place Type. Accessory Dwelling Units are also found. Duplexes, triplexes, quadraplexes, and civic uses, such as parks, religious institutions, and neighborhood scaled schools, may also be found in this Place Type. 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. 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.
Character	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 commonly found for each main residential building.
Mobility	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.
Building Form	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. The size of civic and institutional buildings varies based on context and accessibility.

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. The petition proposes to develop 76 compact townhome units with 10% of the site proposed for commitment to open space. The petition also proposes a new public ROW connection to existing single family neighborhoods along Reigate Road.</p>
	<p><u>Goal 2: Neighborhood Diversity & Inclusion</u> – 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. The petition proposes the development of 76 attached townhome units adding to the diversity of middle density housing options in the area.</p>