

**TO:** Joe Mangum – Entitlement Services

**FROM:** Manal Mahmoud– Long Range Planning

**SUBJECT:** REZ 2024-052: 2040 Comprehensive Plan Consistency

**LOCATION:** Wallingford St (PID: 14904305)

**DESCRIPTION:** Zoning Change Request from CG to CAC-1 – 1.58 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 **Commercial (COMM)**. An amendment to the 2040 policy map, and place type change is required to **Community Activity Center (CAC)**. The table below represents elements of CAC Place Types:

<b>Land Uses</b>	Typical uses are retail, restaurant and entertainment, and personal services. Some multi-family and office may also be located in this Place Type. In Transit Station Areas, multi-family and/or office may be primary uses. Some types of auto-oriented uses, well-designed to support walkability, may be located outside of the core of this Place Type.
<b>Character</b>	This Place Type is characterized by low to mid-rise commercial, residential, civic/institutional, and mixed-use buildings in a pedestrian-oriented environment.
<b>Mobility</b>	These Place Types include a transportation network that supports highly accessible “10-minute neighborhoods” and a “park once” environment. Community Activity Centers are typically located at or near key intersections or on major Arterials with transit service. Easy access and direct connections to nearby residential neighborhoods help reduce trip lengths, keeps some cars off the Arterials, and encourages transit use, walking, or bicycling. The Local street network is well-connected, with small blocks and highly walkable connections along streets and between destinations. There are frequent opportunities to cross adjacent Arterials, and the pedestrian network accommodates large groups of people.
<b>Building Form</b>	The typical building is a commercial, institutional, multi-family or mixed-use building of five to seven stories. Some buildings in Transit Station Areas are taller. 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:
  - Commercial

2. **Location**

- The subject property is not located within Uptown.
- The subject property is located within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor.

3. **Preferred Acreage**

- This petition is proposing 1.58 acres and does not technically meet the preferred acreage for a place type amendment change to CAC, however, in combination with existing adjacent CAC sites, it meets this criterion.

4. **Preferred Transitions**—The following preferred transitions are present with this petition:

- Neighborhood 2
- Campus
- Commerical
- Parks and Preserves
- Innovation Mixed Use
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center

**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 the highest priority need in this area** according to the EGF Community Reports. This petition seeks to the address the housing need by introducing residential units.

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



**Goal 1: 10-Minute Neighborhoods** – 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 site is located within 10 minutes of a high capacity transit station/transportation corridor as well as essential amenities, goods, and services.**



**Goal 2: Neighborhood Diversity & Inclusion** – 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.