

**TO:** Joe Mangum, AICP – Entitlement Services  
**FROM:** Erin Hinson, AICP – Long Range Planning  
**SUBJECT:** REZ 2024-056: 2040 Comprehensive Plan Consistency  
**LOCATION:** North of Yorkmont Road & South of Billy Graham Parkway (PID: 14301115)  
**DESCRIPTION:** Zoning Change Request from O-15(CD) to N2-B(CD) – 5.2 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 **Neighborhood 2 (N2)**. The table below represents elements of N2 Place Types:

<b>Land Uses</b>	The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, nonresidential uses.
<b>Character</b>	This Place Type is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment. Neighborhood 2 places include larger scale residential buildings than are found in Neighborhood 1 and residential developments typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas.
<b>Mobility</b>	Because Neighborhood 2 places typically serve as a transition between lower-density development and higher-intensity commercial or mixed-use centers, they have a very well-connected and dense street network with short blocks. This provides multiple route options to better accommodate walking, cycling, and transit use. Both Local and Arterial streets are designed to support and encourage walking, cycling, and transit use to reach transit or nearby destinations.
<b>Building Form</b>	The typical building is a single-family attached or multi-family building and is usually not more than five stories. Civic and institutional buildings vary in size based on their context and accessibility. Buildings are designed with active ground floor uses, either residential or in some instances, economically viable commercial, to support a vibrant pedestrian environment. Buildings with ground floor commercial 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
  - Commercial
2. Location
- The subject property is located within an Access to Housing GAP (EGF).
3. **Preferred Acreage**
- 5 acres, the petition is 5.2 acres and meets the preferred acreage for a place type amendment to Neighborhood 2.
4. **Preferred Transitions**—The following preferred transitions are present with this petition:
- Neighborhood 1
  - Commercial

**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. The petition seeks to address the housing need with an allowance for up to 138 multi-family residential units, with an affordability component, within the existing buildings.

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



**Goal 3: Housing Access for All** – Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction. **This petition provides affordable, multifamily housing opportunity and offers an appropriate transition between Neighborhood 1 and Commercial Place Types.**