

TO: Michael Russell – Entitlement Services
FROM: Blaize Rai Nelson – Long Range Planning
SUBJECT: RZP 2024-058: 2040 Comprehensive Plan Consistency
LOCATION: South of Ridge Rd and East of Benfield Rd, Charlotte, NC (PID: 02756132)
DESCRIPTION: Zoning Change Request from CC to CAC-1EX(CD) – 2.85 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 **Community Activity Center (CAC)**. The table below represents elements of CAC Place Types:



Land Uses	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.
Character	This Place Type is characterized by low to mid-rise commercial, residential, civic/institutional, and mixed-use buildings in a pedestrian-oriented environment.
Mobility	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.
Building Form	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.

Equitable Growth Framework (EGF) Support: Please be advised of the following regarding the petitions support of the EGF Manual and Metrics

1. Access to Employment Opportunity – **Access to employment is a high priority need in this area** according to the EGF Community Reports. **Subject Property IS within Access to Employment Gap**

with a score of 3. This petition proposes uses that offer potential employment opportunities contributing to the improvement of this score.

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 subject property has the potential to be well supported by the adjacent Community Activity Center sites and support a concentration of daily goods and services as part of a CAC.</p>
	<p><u>Goal 8: Diverse & 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. This petition proposes used that may potentially support Goal 8 by contributing to the increase of the rate of new business formation within the City.</p>