

TO: Maxx Oliver, CZO – Entitlement Services

FROM: Tolu Ibikunle, AICP – Long Range Planning

SUBJECT: REZ 2024-059: 2040 Comprehensive Plan Consistency

LOCATION: 5112 Sardis Road (PID: 18701102, 18701101)

DESCRIPTION: Zoning Change Request from **N1-A** to **N2-A(CD)** -- 2.67 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 **Neighborhood 1 (N1)**.

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:

Land Uses	The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, nonresidential uses.
Character	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.
Mobility	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.
Building Form	The typical building is a single-family attached or multi-family building and is usually not more than five stories.
Open Space	Privately owned, common space and small parks, greenways and open space. This open space takes a range of forms, from playgrounds and recreation spaces, to plazas, courtyards, and rooftop decks. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in neighborhoods.

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

2. Location

- The subject property is not located within Uptown.
- The subject property is located within ½ mile of a major transportation corridor and high-capacity transit.
- The subject property has frontage along arterial or major roads (Sardis Rd).
- The subject property is within ¼ or ½ mile of a commercial area.
- The subject property is within an Access to Amenities Gap based on the Equitable Growth Framework (EGF).
- The subject property is within an Access to Housing Gap based on the EGF.

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 **31** multi-family attached new residential units.
2. Environmental Justice – New developments should minimize environmental hazards and exposures to sensitive groups. Development should be limited in flood prone areas and areas with steep slopes, and impervious surfaces should be limited and managed. Tree save, additional landscaping, and open spaces should be an integral part of the development. **The petition does not provide adequate open space per the Neighborhood 2 Place Type. This is important because the subject property is within an Access to Amenities Gap (EGF) and there are no nearby parks or open space amenities.**

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. **The subject property is within a ½ mile of a Commercial area.**



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. **This petition furthers this goal by adding up to 31 townhomes (multi-family attached dwelling units).**



Goal 5: Safe & Equitable Mobility – Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region. **The petition includes a proposed street connection to Walpole Way on the subject property and sidewalks on one side of the alleys. However, the petition does not provide a sidewalk connection from Sardis Rd to the alley sidewalks.**