

TO: Michael Russell – Entitlement Services

FROM: Jason Pauling, AICP – Long Range Planning

SUBJECT: RZP 2024-060: 2040 Comprehensive Plan Consistency

LOCATION: Southwest intersection of West Rocky River Road and Old Concord Road (PID: 04919116, 04919117, 04919118, 04919119, PO 04919120, 04919115)

DESCRIPTION: Zoning Change Request from N1-A and N2-B to N2-A(CD) – 4.36 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. 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
 - Neighborhood 2
2. **Location**
 - The subject property is just over one and a half miles from the Lynx Blue Line, and just under a mile from a greenway trailhead (Toby Creek Greenway). However, sidewalk does not exist on Rocky River Road or Old Concord in this location.
 - The subject property is about a mile from the nearest Community Activity Center, which is formed around the Blue Line extension. There is a small convenience store (7-Eleven) across Rocky River Road.
 - The subject property is about 300 feet from a school campus. Extension of sidewalk to the school is recommended.
 - The subject property has frontage along two Arterials according to the Charlotte Streets Map, including Rocky River Road and Old Concord Road, both labeled as “Avenues.”
3. **Preferred Acreage**
 - 5 acres, the petition is just under the preferred minimum acreage for N2, although it is adjacent to other N2 property.
4. **Preferred Transitions**—The following preferred transitions are **NOT** present with this petition:
 - Commercial – The 2040 Plan suggests a transition between commercial and residential place types; however the adjoining commercial is at a much smaller scale and buffered by Rocky River Road.
 - Manufacturing & Logistics

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** – The subject property is within a Housing gap according to the EGF Framework with a Housing Access Score of 2 (Under 4 suggests a gap exists)

Charlotte 2040 Goals and Objectives Metrics: The following 2040 Comprehensive Plan Goals should be reviewed when considering this petition (Goals **highlighted** are ADVANCED by the petition):

	<p>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 petition lies in close proximity to a school, but overall does not have access to activity centers or many other uses that contribute to a successful 10-minute neighborhood, and also lacks sidewalk connectivity overall in the subject area.</p>
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	<p>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. The petition seeks to add 54 new townhome units to the area.</p>
	<p>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. <i>The petitioner (DreamKey Partners) is a known provider of workforce and affordable housing.</i></p>