

TO: Holly Cramer – Entitlement Services

FROM: Maria Floren – Long Range Planning

SUBJECT: REZ 2024-061: 2040 Comprehensive Plan Consistency




LOCATION: 531 E Trade St (PID: 08005401)

DESCRIPTION: Zoning Change Request from UC to UC (EX) – 1.9 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 **Regional Activity Center (RAC)**. The table below represents elements of **Regional Activity Center** Place Types:

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. <i>This zoning request aligns with the RAC Place Type, which encourages conformance to the 10-minute neighborhood.</i></p>
	<p><u>Goal 4: Trail & Transit Oriented Development (2-TOD)</u> – Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails. <i>This petition could help facilitate this goal due to its adjacency to the LYNX Gold Line Streetcar and close proximity (< ¼ mile) to the LYNX Blue Line.</i></p>
	<p><u>Goal 7: Integrated Natural & Built Environments</u> – Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change. <i>This petition could help facilitate this goal with it's commitment for the building to be designed and constructed to meet an established sustainable standard such as Leadership in Energy and Environmental Design (LEED) Certified (formerly LEED Bronze) or equivalent.</i></p>