

TO: Maxx Oliver, CZO – Entitlement Services
FROM: Tolu Ibikunle, AICP – Long Range Planning
SUBJECT: REZ 2024-066: 2040 Comprehensive Plan Consistency
LOCATION: 11111 Carmel Commons Boulevard (PID: 22144103)
DESCRIPTION: Zoning Change Request from **B-1SCD** to **CAC-1(CD)** -- 1.98 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.

SECTION I

Plan Consistency: This petition is **CONSISTENT** with the 2040 Policy Map recommendation for **Community Activity Center (CAC)**; however, the **petition is inconsistent with several elements of CAC including land use, character, mobility, building form and open space. This petition does not meet the intent of CAC.**



The table below represents elements of the CAC Place Type and the elements the petition is inconsistent with. ***Bold text under “CAC Elements the Petition is Inconsistent With”*** are key takeaways:

	CAC Elements	CAC Elements the Petition is Inconsistent With
LAND USES	Primarily retail, restaurant, entertainment, personal services. Some multi-family and office uses may also be located in this Place Type. Some auto-oriented uses that are well-designed to support walkability may be located outside of the core of this Place Type.	The petition is proposing up to 38 townhomes in an existing landscape berm and portion of a parking lot. The landscape berm was created to properly screen the adjacent shopping center’s back of house uses from the neighborhood and office building. <i>The site plan illustrates the layout of the townhomes as primarily auto-oriented and is not well-designed to support walkability.</i>
CHARACTER	Low to mid-rise buildings in walkable and transit-friendly environment.	The <i>proposed townhomes are not in a walkable environment.</i>
MOBILITY	Typically located near major intersections or arterials. 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.	The site plan shows sidewalk connections to the parking lot and on-street parking. <i>The sidewalks do not extend through the drive aisle leading to Carmel Rd (eastern portion of the shopping center). This is important because Carmel Rd features sidewalks, connecting to Pineville-Matthews Rd which has high-capacity bus routes.</i>

<p>BUILDING FORM</p>	<p>Commercial, institutional, multi-family or mixed-use buildings of 5 to 7 stories (taller near transit). 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.</p>	<p><i>The petition is for up to 38 townhomes and does not include multi-story buildings with active ground uses and residential or another use on top. Furthermore, the proposed townhomes front the rear of stores where dumpsters are located and waste management and delivery trucks use.</i> The rear of the subject site includes 30’ landscape buffer with an 8’ fence. The eastern part of the site abutting back of house uses and the western side will include a 10’ landscape buffer. <i>These proposed treatments will not adequately screen those uses. Developing townhomes abutting back of house uses does not align with the spirit of CAC.</i></p>
<p>OPEN SPACE</p>	<p>Improved open space is a key feature, such as, plazas, patios, and courtyards that may include landscaping. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature.</p>	<p>The petition <i>only includes a small section of “potential open space” and does not meet the intent of useable open space.</i></p>

SECTION II

Charlotte 2040 Goals and Objectives Metrics: The following 2040 Comprehensive Plan Goals should be reviewed when considering this petition, with those **HIGHLIGHTED** being advanced by the petition and those in **BOLD** not being 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.</p> <p><i>The petition features townhomes within a shopping center and in theory is consistent with this goal. However, townhomes abutting back of house uses where residents can view dumpsters and the delivery of goods to retailers is not the intent of this goal. Additionally, the petition does not contribute to a safe or comfortable walk to essential goods and services. It promotes pedestrian activity in back of house uses where people should not walk to access goods and services due to the frequent use by delivery and waste management trucks.</i></p>
	<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.</p> <p><i>Constructing housing next to back of house uses is not the intent of this goal.</i></p>