

**TO:** Maxx Oliver, CZO – Entitlement Services  
**FROM:** Blaize Rai Nelson – Long Range Planning  
**SUBJECT:** RZP 2024-063: 2040 Comprehensive Plan Consistency  
**LOCATION:** 2125 Shorthorn Street, Charlotte, NC 28213 (PID: 10501221, 10501229)  
**DESCRIPTION:** Zoning Change Request from R-12MF(CD) to R-12MF(CD) and NS – 9.98 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.

**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:

<b>Land Uses</b>	The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, nonresidential uses.
<b>Character</b>	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.
<b>Mobility</b>	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.
<b>Building Form</b>	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.

**2040 Policy Map Future Revision:** as a result of the 2023-2025 Community Area Plan process, the 2040 Policy Map revision recommends the subject parcel(s) for **Neighborhood 2 (N2)**. The **revised** 2040 Policy Map **is not adopted** as of the date of this memo.


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
  - Parks and Preserves
  - Neighborhood Center
  
2. Location
  - Not within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor
  - Within 1/2 mile walkshed of major trail access point
  - 1/4 or 1/2 mile of Activity Centers
  - Within Access to Housing Gap (EGF)
  - Frontage along Arterial or Major Road
  
3. **Preferred Acreage**
  - 5 acres, the petition is 9.98 acres and meets the preferred acreage for a place type amendment to N2.
  
4. **Preferred Transitions**—The following preferred transitions are present with this petition:
  - 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 Opportunity – **Access to housing opportunity is the highest priority need in this area** according to the EGF Community Reports. **Subject Property IS within Access to Housing Opportunity Gap with scores of 0 and 2.** This petition proposes a townhome development consisting of 111 units that offer potential opportunity to improve this score.

**Rationale for Recommendation:** The petition could facilitate the following 2040 Comprehensive Plan Goals:

	<p>Goal 1: <u>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. <b>The petition proposes 111 townhome units with streetscape improvements to include sidewalk and planting strip on Shorthorn Street.</b></p>
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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. **Petition proposes to increase the number of middle density housing options in transition areas between low intensity neighborhoods and higher intensity Place Types.**