

**DATE:** November 5, 2024

**TO:** Joe Mangum, AICP – Entitlement Services

**FROM:** Jason Pauling, AICP – Long Range Planning

**SUBJECT:** REZ 2024-072: 2040 Comprehensive Plan Consistency

**LOCATION:** Harvest Hill Drive, east of Lawrence Orr Road and north of Briarcliff (PID: 10322130, 10322140, 10322129, 10322133, 10322117, 10322116, 10322115, 10321237)

**DESCRIPTION:** Zoning Change Request from **MX-1 INNOV, N1-A and IC-1 to MX-1 INNOV SPA and N1-D (CD)** – 19.58 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.

- I. **Plan Consistency:** This petition is both **CONSISTENT** and **INCONSISTENT** with the 2040 Policy Map. The policy map recommends **NEIGHBORHOOD 1 (N1) and CAMPUS place types for the site.** Long-Range Staff recommends amendments to the 2040 Policy Map as follows:
- A. **NEIGHBORHOOD 1 (N1)** for all areas proposed for N1-D (CD) zoning.
  - B. **NEIGHBORHOOD 1 (N1)** for all proposed single-family detached properties.
  - C. **NEIGHBORHOOD 2 (N2)** for areas proposed to remain MX-1 and/or used as multi-family attached.

The table below represents elements of N1 and N2 Place Types:

	NEIGHBORHOOD 1	NEIGHBORHOOD 2
<b>Land Uses</b>	Primarily <b>Single-family detached homes</b> . Smaller lot single-family developments, small townhome buildings, and small multi-family buildings as well as civic uses, are also found on some <b>4+ lane arterials</b> . The greatest density of housing is located within ½ mile walk of an activity center and near high frequency transit stops.	Primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, non-residential uses. <b>Lower intensity housing types are also found in Neighborhood 2, especially as part of a large development with a mix of housing types.</b>

<p><b>Character</b></p>	<p>Characterized by <b>low-rise residential buildings, uniformly setback from the street, and generally consistent lot sizes.</b></p> <p>Front lawns or landscaped yards are found between residences and the street, and individual back yards are commonly found for each main residential building. There is limited impervious cover between residential buildings and the street. Many of the individual neighborhoods have unifying characteristics, such as setbacks and building heights.</p>	<p>Characterized by low to mid-rise multi-family residential buildings, in a walkable environment. May include larger scale residential buildings than are found in Neighborhood 1. Developments typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas.</p>
<p><b>Mobility</b></p>	<p>A <b>very well-connected local street network</b> provides safe and direct access throughout the neighborhood and to and through the neighborhoods and adjacent Place Types. This street network helps disperse vehicular traffic and allows residents to walk or bike to transit and nearby destinations. Arterial streets also support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit or nearby destinations. Direct access to buildings, parks, and other facilities is usually from Local streets, with more limited access opportunities along arterials. Alleys are also used to provide access to residences located on narrower lots.</p>	<p>Because Neighborhood 2 places typically <b>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.</b> 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.</p>
<p><b>Building Form</b></p>	<p>Typical building is a single-family residential building up to 3 or 4 stories. <b>Townhome style buildings typically have 4-6 units along arterials.</b> The length of single-family attached and small multi-family residential buildings varies but is consistent along a block +/- 150 feet. Buildings are oriented with front façade and entrances connecting to the public sidewalk or facing common open space, parks or greenways.</p>	<p>Typical building is single-family attached or multi-family and not more than five stories. Buildings are designed to <b>orient to streets with prominent entrances providing pedestrian access from the public sidewalk.</b> Buildings also orient toward on-site open spaces, parks and greenways and are designed with active ground floor uses.</p>




II. The following criteria should be considered to approve a change to the 2040 Policy Map:

- A. **Neighborhood 1 & 2 Adjacencies** – The following adjacencies are present and preferred with this petition:
- Neighborhood 2
  - Neighborhood 1
  - Campus
- B. **Location** - The following locational criteria should be considered with this petition.
- Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor (for N2 portion)
  - Within ½ mile walkshed of major trail access point
  - Within ¼ or ½ mile of Activity Centers, Campus or Innovation Mixed Use
  - Within Access to Housing Gap (EGF) – N2 portion
  - Remnant parcels
  - Frontage along arterial or major roads
- C. **Preferred Size/Acreage**
- Typically size for new N1 would be 5 contiguous parcels
  - For N2, 5-acres is typical minimum.

III. **Equitable Growth Framework (EGF) Support:** Please be advised of the following regarding the petitions support of the EGF Manual and Metrics (*NOTE: The EGF Analysis below is intended to provide a broad context on the metrics used in the creation of the Charlotte 2040 Plan. The information is not intended to weigh or provide preference to one metric versus another one.*)

- A. Access to Housing – This petition **PARTLY** lies within a housing gap, particularly the northern portion of the site.
- B. Access to Essential Amenities, Goods & Services – This petition is near planned amenities in this area (New Park on WT Harris), and remaining Campus facilities. However, this connectivity is difficult without connecting streets or sidewalks. Likewise, there is a bus stop on Harris Blvd. near the site.
- C. Environmental Justice – Environmental Justice (EJ) seeks to minimize and equalize effects of environmental hazards among the entire community regardless of income, ethnicity, or race. Issues of environmental justice often arise from geographic or procedural inequities. There are not any perceived environmental concerns with this proposal.

IV: **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:

	<p><b>Goal 1: 10-Minute Neighborhoods</b> – 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>The petitioners are striving to advance this goal with a conditional plan and street connectivity even though it is difficult based on the adjoining. Developed sites not providing the connection, and some roads with substandard widths. We would recommend a sidewalk and/or path extension to W.T. Harris Blvd.</i></p>
	<p><b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> – 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. <i>The petitioners are striving to advance this goal with a plan for a mix of 68 single-family attached, and 28 single-family detached units.</i></p>
	<p><b>Goal 3: Housing Access for All</b> – 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 has committed to provide two (2) affordable units with the first phase of the development.</i></p>