

TO: Holly Cramer, CZO – Entitlement Services
FROM: Tolu Ibikunle, AICP – Long Range Planning
SUBJECT: REZ 2024-059: 2040 Comprehensive Plan Consistency
LOCATION: 15625 Marvin Road (PID: 22313221)
DESCRIPTION: Zoning Change Request from **N1-A** to **N2-A** – 1.3 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.
Open Space	Privately owned, common space and small parks, greenways and open space. This open space takes a range of forms, from playgrounds and recreation spaces, to plazas, courtyards, and rooftop decks. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in neighborhoods.

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
2. Location
 - The subject property is not located within Uptown.
 - The minimum total place type size for N2 is five acres, which the petition does not meet.
 - The subject property is located within ½ mile of a major transportation corridor and high-capacity transit.
 - The subject property has frontage along arterial or major roads (Marvin Rd).
 - The subject property is within ¼ or ½ mile of a commercial area.
 - The subject property is within an Access to Amenities Gap based on the Equitable Growth Framework (EGF).
 - The subject property is within an Access to Housing Gap based on the EGF.

Equitable Growth Framework (EGF) Support: Please be advised of that since the petition is a conventional rezoning it is unclear how the proposal supports the EGF Manual and Metrics.

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



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 subject property is within a 15- minute walk of a Commercial area.**