

TO: Joe Mangum, AICP – Entitlement Services

FROM: Jason Pauling, AICP – Long Range Planning

SUBJECT: RZP 2024-077: 2040 Comprehensive Plan Consistency

LOCATION: Sandy Porter Road, 3500 to 3600 block, SE of Brown Grier Rd intersection (PID: 20102109, 20102108, 20102107, 20102106, 20102105, 20102133, 20102104, 20102132)

DESCRIPTION: Zoning Change Request from N1-A(ANDO) to N2-A CD (ANDO) – 15.87 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 **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. <i>This petition is a conditional rezoning request and includes a site plan proposing 194 multi-family attached units.</i>
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. <i>The revised site plan includes the following elements: 1) interconnected public streets and alleys, 2) multi-use path along Sandy Porter Road, 3) proposed amenity and green/open space areas, and 4) three, four and five-unit attached buildings</i>
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. <i>The site plan proposes two main public streets, two entrances from Sandy Porter Road, and several two-way alleys. A future street right-of-</i>

	<i>way stub connection is shown to the east to provide a potential future connection to the Community Activity Center Area.</i>
Building Form	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.

II. **Size & Locational Criteria:** The following criteria should be reviewed when considering a change to the 2040 Policy Map to **Neighborhood 2**:

A. **Preferred Adjacencies** – Please note the following regarding preferred adjacencies and transitions:

Adjacent Place Type	Preferred	Transitions
Parks & Preserves	Yes	No
Neighborhood 1	Yes	No
Neighborhood 2	Yes	No
Community Activity Center	Yes	No

B. **Acreage** – Neighborhood 2 requests should have a **minimum acreage of 5**. The petition meets this with an overall acreage of 15.87.




C. **Location** – The following locational criteria is recommended for Neighborhood 2 change requests:

1. The subject property has frontage along an arterial according to the Charlotte Streets Map (Sandy Porter Road).
2. The subject property is directly adjacent to a Community Activity Center (CAC) designation.
3. The subject property is across the street from a future park/open space site, and adjacent to the east (rear) to property owned by the Catawba Lands Conservancy.
4. A shared use path and internal sidewalks are being proposed as a condition to construction.

III. **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** – The subject property is within a Housing gap according to the EGF Framework with a Housing Access Score of 3 (Under 4 suggests a gap exists)

IV. **Charlotte 2040 Goals and Objectives Metrics:** The following 2040 Comprehensive Plan Goals may be facilitated by this petition:

	<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. The petition is adjacent to a Community Activity Center.</p>
	<p><u>Goal 2: Neighborhood Diversity & Inclusion</u> – 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. The petition seeks to add 194 new townhome units to the area.</p>
	<p><u>Goal 5: Safe & Equitable Mobility</u> – Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region. If approved, the petition includes a condition to construct a multi-use path along Sandy Porter Road, which is also indicated on the revised site plan. The plan also provides adequate interconnected streets and alleys with multiple points of ingress and egress, and sidewalks throughout.</p>