

**TO:** Claire Lyte-Graham, AICP – Entitlement Services

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

**SUBJECT:** REZ 2024-078: 2040 Comprehensive Plan Consistency

**LOCATION:** Levy Way (PID: 15906103)



**DESCRIPTION:** Zoning Change Request from UR-2 (CD) to UR-2 (CD) SPA – 0.46 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 **CONSISTENT** with the 2040 Policy Map recommendation for Neighborhood Activity Center (NAC). The table below represents elements of **Neighborhood Activity Center** Place Types:

<b>Land Uses</b>	Typical uses include retail, restaurants, personal services, institutional, multifamily, and offices. Some types of auto-oriented uses, well-designed to support walkability, may be located on the edges of this Place Type.
<b>Character</b>	This Place Type is characterized by low-rise commercial, residential civic/institutional, and mixed-use buildings in a pedestrian-oriented environment.
<b>Mobility</b>	Neighborhood Centers are easily and directly accessible from nearby neighborhoods to encourage walking and cycling, and to support the concept of a complete neighborhood. The Local Street network is well-connected, designed for slow traffic, and includes good pedestrian facilities. Arterial streets provide for safe and comfortable pedestrian, bicycle, and transit travel along and across them for easy access to and from the Neighborhood Center and surrounding areas.
<b>Building Form</b>	The typical building type is a commercial, institutional, or multifamily building of up to five stories. 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.

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

	<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. <b>A Neighborhood Activity Center development could potentially support Goal 1 in this area by helping increase access to essential amenities, goods, and services.</b></p>
	<p><u>Goal 2: Neighborhood Diversity &amp; 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.</p>