

TO: Joe Mangum, AICP – Entitlement Services

FROM: Jason Pauling, AICP – Long Range Planning

SUBJECT: REZ 2024-082: 2040 Comprehensive Plan Consistency

LOCATION: 5400 South Tryon Street (PID: 14318103, 14318104, 14318105)

DESCRIPTION: Zoning Change Request from N1-B to CG (CD) – 6.73 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 **Parks & Preserves (PP)**. An amendment to the 2040 policy map, and place type change is required to **Commercial (COMM)**. The table below represents elements of Commercial Place Types:

Land Uses	Typical uses include shopping centers, standalone retail uses, personal services, hotels, restaurants, and service stations. <i>This submission is specifically for an animal care and control facility that will be owned and operated by the City of Charlotte Police Department. No other uses are specified as part of the conditional plan.</i>
Character	This Place Type is characterized by low-rise retail structures with a walkable, landscaped public realm that balances automobile, bicycle, and pedestrian design elements. <i>The design of the facility will be subject to UDO requirements, and CDOT/NCDOT requirements for improvements within the S. Tryon right-of-way.</i>
Mobility	Commercial places are typically located along high-volume arterial streets, limited access roadways, and near interstate interchanges. While uses and sites are generally automobile-oriented, streets are designed to accommodate safe and comfortable travel by all modes of travel. Cross-access between adjoining sites limits the number of driveways off arterial streets, thereby improving the public realm and circulation. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops, jobs, or nearby destinations.
Building Form	The typical building height is four or fewer stories. Some sites include accessory drive through facilities and gas pumps. Buildings include entrances on the street-facing side(s) to provide pedestrian access from the public sidewalk.

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

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

Adjacent Place Type	Preferred	Transitions
Parks & Preserves	N/A	Yes
Neighborhood 1	No	Yes
CAMPUS	Yes	No

B. **Acreage** – Commercial requests should have a **minimum acreage of 10**. Although this request falls short of that, the plan conditions limit the use as proposed, which thereby decreases the amount of vehicular activity and parking.

C. **Location** – The following locational criteria should be considered for Commercial change requests:

1. The subject property is not located within uptown.
2. The subject property is not within an access to housing or goods and services gap.
3. The subject property is not within a ½-mile walkshed of a high-capacity transit route or transit station.

III. **Application of Charlotte 2040 Plan Goals:** This petition does not directly facilitate or advance any of the 2040 Comprehensive Plan Goals. However, the following goals should be noted and considered:



Goal 9: Retain Our Identity & Charm – Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment. **Although this is not an ideal location for typical commercial zoning or uses, this petition represents an essential need for the City of Charlotte and the community, and other commercial uses typically associated with Commercial zoning are excluded yielding to much lower traffic volumes. Due to the nature of the ancillary use of an animal kennel, additional buffering has been considered to soften adjacencies to surrounding uses.**



Goal 10: Fiscally Responsible – Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth. **This proposal advances a capital need for the city and is a cost-effective solution to the additional needs of the Animal Control division versus costly renovations at other, existing locations.**