

**TO:** Emma Knauerhase – Entitlement Services

**FROM:** Erin Hinson, AICP – Long Range Planning

**SUBJECT:** REZ 2024-085: 2040 Comprehensive Plan Consistency

**LOCATION:** Westpark Drive, north of Griffith Road, & south of Tyvola Road  
(PID: 16914118)

**DESCRIPTION:** Zoning Change Request from ML-2 to CG – 2.85 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 **Manufacturing & Logistics (M&L)**. 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:

<b>Land Uses</b>	Typical uses include shopping centers, standalone retail uses, personal services, hotels, restaurants, and service stations.
<b>Character</b>	This Place Type is characterized by low-rise retail structures with a walkable, landscaped public realm that balances automobile, bicycle, and pedestrian design elements.
<b>Mobility</b>	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.
<b>Building Form</b>	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.

**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 **Commercial (COMM)**. The revised 2040 Policy Map is **not adopted** as of the date of this memo. **Reference to the revised 2040 Policy Map is for informational purposes only.***

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:

- Manufacturing and Logistics

2. **Location**

- The subject property is not located within Uptown.
- The subject property is not within ½ mile walkshed of a high-capacity transit station or within ½ mile of major transportation corridor.

3. **Preferred Acreage**

- 10 acres, the petition is 2.85 acres and does not meet the preferred acreage for a place type amendment to Commercial.

4. **Preferred Transitions**—The following preferred transitions are present with this petition:

- Neighborhood 2
- Community Activity Center
- Regional Activity Center
- Campus
- Innovation Mixed Use

**Equitable Growth Framework (EGF) Support:** Please be advised of the following regarding the petitions support of the EGF Manual and Metrics

1. Access to Essential Amenities, Goods & Services – The proposal will allow for the adaptive re-use of the existing building with commercial uses such as retail or restaurant, and could improve access to Essential Amenities, Goods & Services.

**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 petition’s proposal for Commercial at this location, which is within a mile of the existing Tyvola Road Lynx Blue Line rapid transit station could help facilitate this goal.**



**Goal 8: Diverse & Resilient Economic Opportunity** – Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region. **The petition’s proposal to rezone to Commercial could help advance this goal over time.**