

**TO:** Joe Mangum – Entitlement Services  
**FROM:** Manal Mahmoud – Long Range Planning  
**SUBJECT:** REZ 2024-086: 2040 Comprehensive Plan Consistency  
**LOCATION:** Clarkson St & Summit Ave (PID: 11910320)  
**DESCRIPTION:** Zoning Change Request from ML-2 to RAC(CD)-- 4.9 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 **Regional Activity Center (RAC)**. The table below represents elements of **RAC** Place Types:

<b>Land Uses</b>	Uses in Regional Activity Centers, which are frequently vertically mixed, include office, multi-family, retail, restaurant and entertainment, personal service, and institutional.
<b>Character</b>	This Place Type is characterized by its urban form, with mid to high-rise commercial, residential, and civic/institutional buildings in a pedestrian oriented and transit-friendly environment.
<b>Mobility</b>	Uses in Regional Activity Centers, which are frequently vertically mixed, include office, multi-family, retail, restaurant and entertainment, personal service, and institutional. <b>Character</b> This Place Type is characterized by its urban form, with mid to high-rise commercial, residential, and civic/institutional buildings in a pedestrian oriented and transit-friendly environment.
<b>Building Form</b>	The predominant building type is a mid- or high-rise building (over 5 stories) with commercial, institutional, multi-family or a mix of uses in the buildings. Buildings within Regional Activity Centers (outside of Uptown) that exceed 20 stories should be developed with benefits to the community. 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. Buildings are encouraged to step back after 3-5 stories, to provide a human scale at street level. Buildings over 8-10 stories may have “point towers,” where only a smaller portion of the building mass is built to the maximum height in order to maintain views and natural light. The portion of the building that is stepped back to the tower can be used for private open space and amenities.

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

1. **Access to Employment Opportunity** – Regional Activity Centers are designed to further job growth and create opportunities for upward economic mobility. **The petition could support access to employment opportunity.**

**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. **This petition could eventually support this goal due to the proximity of the adopted LYNX Silver line route and Summit station.**



**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. **This petition could support this goal by providing an opportunity for vertically-mixed use, office, restaurant, retail, entertainment, and personal service uses.**



**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. **This petition could support this goal due to the adaptive reuse of the exiting building.**