

TO: Michael Russell – Entitlement Services

FROM: Blaize Rai Nelson – Long Range Planning

SUBJECT: RZP 2024-101: 2040 Comprehensive Plan Consistency

LOCATION: 8726 J. W. Clay Boulevard, Charlotte, NC 28262 (PID: 04725215, 04725213, 04725214, 04725216, 04725217, 04725218, 04725219)



DESCRIPTION: Zoning Change Request from MUDD-O and to MUDD-O SPA – 20.56 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**:

Land Uses	Uses in Regional Activity Centers, which are frequently vertically mixed, include office, multi-family, retail, restaurant and entertainment, personal service, and institutional.
Character	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.
Mobility	The transportation network supports transit access and complements land uses and design to create a “park once” environment, where people are comfortable and encouraged to use other modes within the center. The street network is very well-connected, with small blocks and highly walkable connections along streets and between destinations. Easy access and multiple connections between these centers and surrounding residential neighborhoods help reduce auto trip lengths, keep some vehicles off the Arterials, and encourage transit, walking, or bicycling to the Center.
Building Form	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.

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

	<p>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 proposes the development of 600 to 900 multi family residential units with an additional 260k sq ft of commercial space and 40k sq ft of civic use space for a library.</p>
	<p>Goal 4: Trail & Transit Oriented Development (2-TOD) – Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails. The petition proposes publicly accessible multi-use and pedestrian facilities, access to pedestrian plaza and open space, and connectivity within the larger RAC site. Additionally, the proposed site is within ½ mile of a LYNX transit stop and multiple CATS bus stops.</p>