

**DATE:** 12/4/2024  
**TO:** Emma Knauerhase – Entitlement Services  
**FROM:** Manal Mahmoud – Long Range Planning  
**SUBJECT:** REZ 2024-107: 2040 Comprehensive Plan Consistency  
**LOCATION:** Arrowood Rd & Hanson Rd (PID: 20322137)  
**DESCRIPTION:** Zoning Change Request from B-D(CD) & ML-1 to OG -- 3.120 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 **CONSISTENT** with the 2040 Policy Map recommendation for **Campus (CAMP)**.

<b>Land Uses</b>	<i>Primary uses vary, depending on the purpose of the Campus and may include facilities for <b>office</b>, research and development, education, medical, and places of assembly that require a significant amount of space for various activities spread across sites.</i>
<b>Character</b>	<i>This Place Type is characterized by low- to mid-rise <b>office</b> or civic buildings. Some institutional Campuses are more intensely developed and may include some high-rise buildings.</i>
<b>Mobility</b>	<i>Campuses are typically located along at least one arterial street with an internal street network that encourages walking and bicycling, particularly when sites are located near transit routes and stops. Campuses should include transit stops and mobility hubs at key entries, stations, and intersections. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops or nearby destinations.</i>
<b>Building Form</b>	<i>The typical building is an <b>office</b> or civic building and is usually no more than five stories. Residential buildings may be found in this Place Type but are less prevalent. Office Campuses may also include taller buildings where additional open space or benefits to the community are provided. Buildings may be designed with active ground floor uses to support a walkable environment and have a high degree of transparency using clear glass windows and doors. Buildings are oriented toward streets when they are adjacent to streets. When internal to a Campus, buildings are oriented to and have prominent entrances that connect to the pedestrian network for the Campus.</i>

**II. Goal Applicability:** The following goals from the Charlotte 2040 Comprehensive plan are applicable to this petition.



**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.