

**TO:** Maxx Oliver, CZO – Entitlement Services  
**FROM:** Abie Bonevac, CZO – Long Range Planning  
**SUBJECT:** REZ 2024-108: 2040 Comprehensive Plan Consistency  
**LOCATION:** Mt Holly-Huntersville Road & Pawley Drive (PID: 031-376-09 and 031-373-23)  
**DESCRIPTION:** Zoning Change Request from N1-A and N2-B to N2-B (CD) -- 3 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 **Neighborhood 1 (N1)**. An amendment to the 2040 policy map, and place type change is required to **Neighborhood 2 (N2)**. The table below represents elements of N2 Place Types:

<b>Land Uses</b>	The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, nonresidential uses.
<b>Character</b>	This Place Type is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment. N2 places include larger scale residential buildings than are found in N1 and residential developments typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas.
<b>Mobility</b>	N2 places typically serve as a transition between lower-density development and higher-intensity commercial or mixed-use centers, they have a very well-connected and dense street network with short blocks. This provides multiple route options to better accommodate walking, cycling, and transit use. Both Local and Arterial streets are designed to support and encourage walking, cycling, and transit use to reach transit or nearby destinations.
<b>Building Form</b>	The typical building is a single-family attached or multi-family building and is usually not more than five stories. Buildings are designed with active ground floor uses, either residential or in some instances, economically viable commercial, to support a vibrant pedestrian environment.

**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 **031-373-23** for **Neighborhood 2 (N2)**. 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:
  - Neighborhood 1
  - Neighborhood 2
  
2. Location
  - The petition is located within an Access to Housing Gap.
  - The petition has frontage on an Arterial Street.

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

- Access to Housing Opportunity – **Access to housing is a priority need in this area** according to the EGF Community Reports. The petition seeks to address the housing need with an allowance for up to 40 residential units.

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



**Goal 2: Neighborhood Diversity & Inclusion** – Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods. **The petition potentially furthers this goal by providing a mix of housing types such as triplex, quadraplex and/or single family detached.**