

DATE: December 4, 2024

TO: Holly Cramer – Entitlement Services

FROM: Jason Pauling, AICP – Long Range Planning

SUBJECT: REZ 2024-114: 2040 Comprehensive Plan Consistency

LOCATION: Bowline Drive and Statesville Road (PID: 04115614)

DESCRIPTION: Zoning Change Request from **UR-2 (CD) (Urban Residential) to N2-B (CD) (Neighborhood 2)** – 3.8 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 **INCONSISTENT** with the Adopted 2040 Policy Map, which recommends CAMPUS Place Type, but is **CONSISTENT** with the Revised Policy Map. The Revised Policy Map has been vetted through the 2023-2025 Community Area Planning (CAP) Process but is not adopted as of the date of this memo. Reference to the Revised Policy Map is for informational purposes only. The table below represents elements of N2 Place Types:

NEIGHBORHOOD 2	
Land Uses	Primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, non-residential uses. Lower intensity housing types are also found in Neighborhood 2, especially as part of a large development with a mix of housing types.
Character	Characterized by low to mid-rise multi-family residential buildings, in a walkable environment. May include larger scale residential buildings than are found in Neighborhood 1. Developments typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas.

Mobility	Because Neighborhood 2 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.
Building Form	Typical building is single-family attached or multi-family and not more than five stories. Buildings are designed to orient to streets with prominent entrances providing pedestrian access from the public sidewalk. Buildings also orient toward on-site open spaces, parks and greenways and are designed with active ground floor uses.

- II. **Equitable Growth Framework (EGF):** Please be advised of the following regarding the petitions support of the EGF Manual and Metrics *(NOTE: The EGF Analysis below is intended to provide a broad context on the metrics used in the creation of the Charlotte 2040 Plan. The information is not intended to weigh or provide preference to one metric versus another one).*
- A. Access to Housing – This petition lies within a housing gap.
 - B. Access to Essential Amenities, Goods & Services – Access to essential amenities, goods and services is particularly low in this area. There is not an activity center within a 10-minute access to the site, and overall connectivity and multi-mobility is difficult.
- IV: **Charlotte 2040 Goals and Objectives Metrics:** The following 2040 Comprehensive Plan Goals should be reviewed when considering this petition:

	<p>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. <i>The petitioners are striving to advance this goal with a plan for up to 53 multi-family attached (Townhome) units together with accessory uses.</i></p>
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