

**DATE:** 1/9/2026

**TO:** Michael Russell, CZO – Entitlement Services

**FROM:** Jason Pauling, AICP – Long Range Planning

**SUBJECT:** REZ 2025-111: 2040 Comprehensive Plan Consistency

**LOCATION:** 6124 Lakeview Road, Charlotte, NC 28269 (PID: 11304604)

**DESCRIPTION:** Zoning Change Request from MHP to ML-1 – 1.49 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 2040 Policy Map recommendation for **NEIGHBORHOOD 1 (N1)**. An Amendment to the Policy Map to **MANUFACTURING & LOGISTICS (ML)** Place Type must accompany the rezoning request. The table below represents elements of the ML Place Types:

<b>Land Uses</b>	Primary uses include manufacturing, research and development, warehousing, distribution, limited office to support primary uses, outdoor storage of materials and vehicles, limited hospitality and restaurants, limited retail, and personal services to serve area workers.
<b>Character</b>	This Place Type is typically characterized by large scale, low-rise manufacturing or warehouse buildings, and other assembly and distribution facilities. Parcels are often large, with buildings placed on the interior of the site surrounded by service areas, outdoor and container storage, parking, and landscape buffers to provide a transition to adjacent uses.
<b>Mobility</b>	Manufacturing & Logistics places are accessible by higher capacity transportation facilities, such as arterials and interstates, as well as by freight rail. These places may also benefit from proximity to airports. Streets accommodate large trucks, while still serving all travel modes. Truck traffic will use routes that minimize impacts on neighborhoods and open spaces.
<b>Building Form</b>	Buildings are typically high-bay, single-story manufacturing, or warehousing in nature ranging in size and scale depending on their context and use.

- II. **Amendment Criteria:** The following criteria should be considered to approve a change to the 2040 Policy Map:

- A. Adjacencies – The following preferred adjacencies are present with this petition:
  - Manufacturing & Logistics (ML)
- B. Location – The Following locational criteria is relevant for this petition:
  - Not within uptown
  - Not adjacent to N1
- C. Preferred Acreage
  - 10 acres, the petition is 1.49 acres, but surrounded by existing ML, whereas when incorporated would be well over the acreage threshold.

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

- A. Access to Essential Amenities, Goods and Services – Access to amenities is the HIGHEST priority need in this area according to the EGF Community Reports.
- B. Access to Employment Opportunities – Access to employment opportunities is also a critical need in this area according to EGF reports and comes second to access to goods and services.
- C. Access to Housing and Environmental Justice – Although access to housing opportunities is a priority in this area, in this location being surrounded by ML zoned properties, environmental justice would be a significant concern if it were to remain residential in nature. With it currently being vacant, a change in zoning prioritizes the importance of Environmental justice to seek to minimize neighborhood adjacency to industrial uses.

IV. **2040 Plan Goal Applicability:** The petition could facilitate the following 2040 Comprehensive Plan Goals:

	<p><u>Goal 1: 10-Minute Neighborhoods</u> – 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. <b><i>A revision to the policy map to ML has a greater potential to advance access to goods and services versus the property remaining N1.</i></b></p>
	<p><u>Goal 8: Diverse &amp; Resilient Economic Opportunity</u> – Charlotteans will have opportunities for upward mobility to align education and skill levels with a diverse mix of employment opportunities, especially in targeted and supported industries. <b><i>A revision to the policy map to ML has a greater potential to advance access to jobs and employment opportunities versus the property remaining N1.</i></b></p>