

DATE: 1/2/2026

TO: Joe Mangum, AICP – Entitlement Services

FROM: Jason Pauling, AICP – Long Range Planning

SUBJECT: REZ 2025-116: 2040 Comprehensive Plan Consistency

LOCATION: 8715 Wilkinson Blvd, Charlotte, NC 28269 (PID: 11304604)

DESCRIPTION: Zoning Change Request from CG to ML-1 – 5.8 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 **CONSISTENT** with the 2040 Policy Map recommendation for **MANUFACTURING & LOGISTICS (ML)**. The table below represents elements of the ML Place Types:

Land Uses	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.
Character	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.
Mobility	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.
Building Form	Buildings are typically high-bay, single-story manufacturing, or warehousing in nature ranging in size and scale depending on their context and use.

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



Goal 8: Diverse & Resilient Economic Opportunity – 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.