

TO: Michael Russell, CZO – Entitlement Services

FROM: Blaize Rai Nelson – Long Range Planning

SUBJECT: REZ 2025-072: 2040 Comprehensive Plan Consistency

LOCATION: 10029 Old Statesville Road, Charlotte, NC 28269 (PID: 02505102, 02505103, 02505106)

DESCRIPTION: Zoning Change Request from OFC & MUDD(CD) to ML-1(CD) – 44.02 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 **Community Activity Center (CAC)**. An amendment to the 2040 Policy Map, and Place Type change is required to **Manufacturing & Logistics (ML)**. The table below represents elements of **ML Place Types**:

Land Uses	<i>Primary uses include manufacturing, research and development, warehousing, distribution, and other similar uses. Uses in this Place Type also include limited office usually to support primary uses; outdoor storage of materials and vehicles; limited hospitality and restaurants, limited retail, and personal services to serve area workers.</i>
Character	<i>This Place Type is typically characterized by large scale, low-rise manufacturing or warehouse buildings, and other assembly and distribution facilities. Buildings are usually 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.</i>
Mobility	<i>Typically, accessible by higher capacity arterials and interstates, as well as by freight rail. May also benefit from proximity to airports. Streets accommodate large trucks, while still serving all travel modes. The local and collector street network is well-connected to serve sites directly and to provide good access to arterials. Truck traffic will use routes that minimize impacts on neighborhoods and open spaces.</i>
Building Form	<i>The typical building is a high-bay, single-story manufacturing, or warehousing building. Buildings widely range in size and scale depending on their context and use. Buildings include entrances on the street side to provide pedestrian access from the public sidewalk, where possible.</i>

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(s) for **Community Activity Center (CAC)**. 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:

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:
 - a. Subject property does not have any preferred adjacencies – is adjacent to large scale ML site.

2. Location
 - a. The subject property is not located within Uptown.
 - b. Subject property is not adjacent to N1.
 - c. Subject property is within an Activity Center place type which is not in meeting with the criteria.

3. **Preferred Acreage**
 - a. 10 acres, the petition is 44.2 acres and **meets** the preferred acreage for a place type amendment to ML.

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

1. Access to Employment Opportunity – Access to employment opportunity is a high priority need in this area. **Subject Property/Project IS within Access to Employment Opportunity Gap with a score of 1. The Community Area Planning process, though not yet adopted for this area, has recognized increasing access to jobs as one of the North Middle & Outer geography’s greatest needs.**
2. Access to Essential Amenities, Goods & Services – Access to essential amenities, goods and services is also a high priority in this area, **and subject property IS within Access to Amenities Gap with a score of 3.**

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

	<p><u>Goal 6: Healthy, Safe & Active Communities</u> – All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p> <p><i>Petition proposes to dedicate a thirty-five-foot easement to Mecklenburg County Parks and recreation for construction and maintenance of a greenway.</i></p>
---	---



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.

Petition proposes development of up 350k square feet of warehousing, warehouse distribution, manufacturing, office and other industrial uses under prescribed conditions. Petition has potential to advance Goal 8 by proposing a variety of job opportunities on the site.