
TO: Emma Knauerhase – Entitlement Services
FROM: Maria Floren – Long Range Planning
SUBJECT: REZ 2025-142: 2040 Comprehensive Plan Consistency
LOCATION: 1100 Tuckaseegee Road (PID: 07108113)
DESCRIPTION: Zoning Change Request from MUDD-O to IMU(CD)
ACREAGE: 1.9 acres
DATE: 03/31/2026

The Long-Range Division of the Planning, Design and Development Department offers the following comments on the above referenced rezoning petition.

Recommendation Summary

The petition is **consistent** with the [goals and policies of the West Inner Community Area Plan](#).

The petition is **in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the **Innovation Mixed Use (IMU)** Place Type.

WEST INNER COMMUNITY AREA PLAN

The petition does not directly facilitate the priority goals for the West Inner Community Area Plan.

2040 COMPREHENSIVE PLAN

The petition could facilitate additional Comprehensive Plan Goals:

Goal 1: 10 Minute Neighborhoods; by proposing uses aligned with the IMU Place Type, the proposal could help bring a mix of uses to the site, potentially increasing access to amenities in the area.

POLICY MAP

This petition **is in alignment** with the Innovation Mixed Use (IMU) Place Type on the 2040 Policy Map (See Figure 1).

Figure 1: 2040 Policy Map



Comprehensive Plan, 2040 Policy Map, and Supporting Community Areas Plans

Community Area Plan (CAP) – West Inner, adopted April 13, 2026^[FM1]

- Community Area Plan - Priority Goals of the Area Plan:**
 While it is important to advance all ten of the Charlotte Future 2040 Comprehensive Plan goals across the City, some goals are more of a priority for a geography based on the community’s needs for increased access and reduced impacts.

Based on the West Inner CAP’s need to mitigate environmental impacts and increase access to housing choice, Table 1 below represents an analysis of how the petition could facilitate the priority Comprehensive Plan Goals for the geography.

Table 1: Community Area Plan Priority Goals

Community Area Plan Priority Goal	How does the petition specifically facilitate the priority goal?
Goal 2: Neighborhood Diversity and Inclusion	N/A
Goal 3: Housing Access for All	N/A
Goal 4: Transit- and Trail-Oriented Development (2T-OD)	N/A
Goal 6: Healthy, Safe and Active Communities	N/A
Goal 7: Integrated Natural and Built Environments	N/A

- Additional Comprehensive Plan Goal(s) Facilitated by the Petition:**

In addition to the priority goals of the area plan, Table 2 below represents an analysis of how the petition may facilitate additional Comprehensive Plan Goals.

Table 2: Additional Comprehensive Plan Goals

Comprehensive Plan Goal	How does the petition specifically facilitate additional goals?
Goal 1: 10-Minute Neighborhoods	By proposing uses aligned with the IMU Place Type, the proposal could help bring a mix of uses to the site, potentially increasing access to amenities in the area.

2040 Policy Map

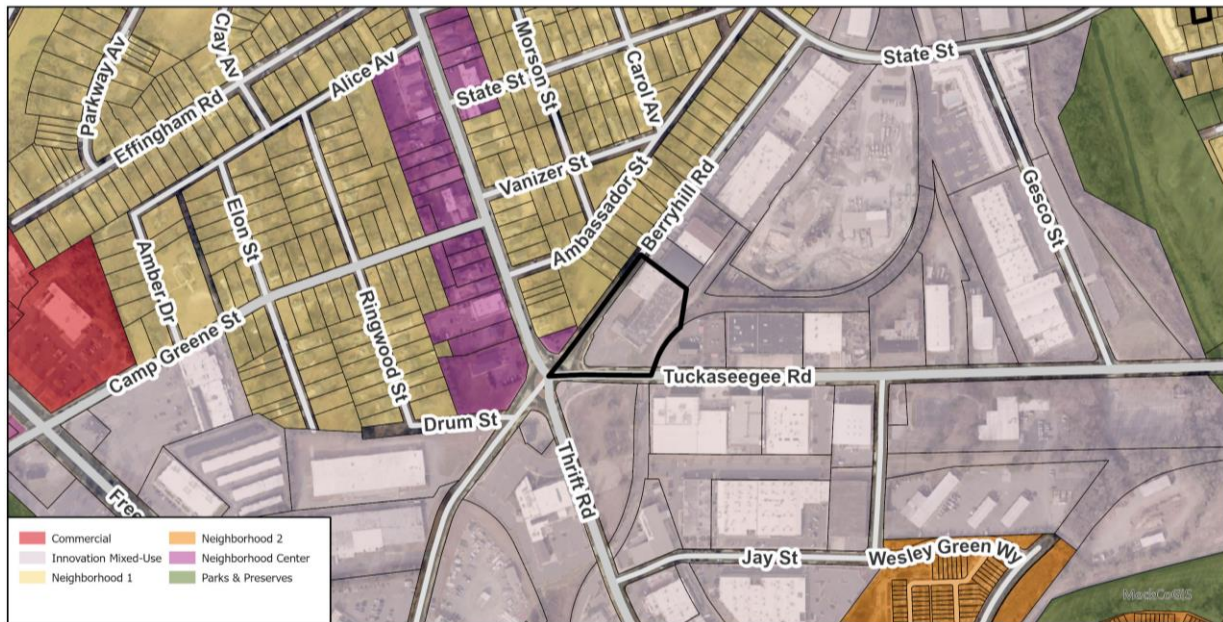


Table 3 below represents an analysis of Alignment with the 2040 Policy Map.

Table 3: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
	IN ALIGNMENT WITH the recommendation for Innovation Mixed Use (IMU).

Table 4 below represents an analysis of how the petition meets the components of the proposed Innovation Mixed Use (IMU) Place Type.

Table 4: Innovation Mixed Use (IMU) Place Type Components

Place Type Component	Place Type Component Description	How does the petition specifically meet the

		Place Type Component?
Land Uses	Typical uses include office, research and development, studios, light manufacturing, showrooms, hotels, and multi-family residential. Uses in this Place Type also include retail, personal services, restaurants, and bars, and limited warehouse and distribution associated with light manufacturing and fabrication.	The petition is requesting IMU zoning, therefore the components will align with the IMU Place Type, as required by zoning district.
Character	Characterized by adaptively reused buildings and low to mid-rise single-use structures that are transitioning to vertically integrated uses in a pedestrian-oriented environment.	The petition is requesting IMU zoning, therefore the components will align with the IMU Place Type, as required by zoning district.
Mobility	Innovation Mixed-Use places are accessible by higher capacity facilities such as arterials and may also include access from interstates and freight rail. Streets serve all travel modes while still accommodating large trucks along primary arterial streets. 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 do not impact neighborhoods or open spaces. Mobility hubs with transit stations, pick-up and drop-off areas, bike parking and share, and micro-mobility options should be provided within this Place Type to accommodate employees without access to a vehicle. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable	The petition is requesting IMU zoning, therefore the components will align with the IMU Place Type, as required by zoning district.

	environment to reach transit stops, jobs, or nearby destinations.	
Building Form	The typical building in Innovation Mixed-Use places is an older industrial structure that has been adaptively reused. Newer office, residential, and mixed-use buildings typically have heights up to six stories in this Place Type. New buildings are designed with active ground floor uses to support a vibrant pedestrian environment. They have tall ground floors and a high degree of transparency using clear glass windows and doors. All buildings are designed to orient to streets, whether reused or new, with prominent entrances providing pedestrian access from the public sidewalk. Buildings also orient toward existing or planned on-site open spaces and abutting parks and greenways.	The petition is requesting IMU zoning, therefore the components will align with the IMU Place Type, as required by zoning district.
Open Space	This Place Type includes improved numerous open spaces such as plazas, patios, and courtyards that may include landscaping. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in Innovation Mixed-Use places.	The petition is requesting IMU zoning, therefore the components will align with the IMU Place Type, as required by zoning district.

- **Community Area Plan - Supporting the Vision Policy and Assessment Recommendation Review**

Supporting the Vision section outlines adopted and recommended policies, regardless of Place Type designations, to help guide decisions for Mobility, Open Space, Environmental Justice & Sustainability, Community Character and Public Facilities & Services.

The Mobility, Open Space and Community Character Assessments apply to petitions within an area designated by the 2040 Policy Map as an activity center. To fully realize the aspirations of those mixed-use Place Type recommendations and advance Charlotte’s goals, future development should help further aspirations related to Mobility, Open Space and Community Character.

Table 5 below represents an analysis of how the petition meets the policy recommendations. These policies are specifically tracked for rezoning petitions.

Table 5: Policy Recommendations

Policy Recommendation	How does the petition specifically meet the policy?
Open Space OS-1: To increase access to open space, ensure new development/ redevelopment provides enhanced open space(s), as encouraged by the designated Place Type and required by the Unified Development Ordinance.	N/A
Environmental Justice EJ-1: To ensure future residents do not live near undesirable or unhealthy land uses, discourage residential development/redevelopment in areas designated Manufacturing & Logistics.	N/A
Environmental Justice EJ-2: To ensure compatible land uses near industrial land uses, encourage Commercial or Innovation Mixed-Use development/redevelopment adjacent to areas designated Manufacturing & Logistics.	N/A
Environmental Justice EJ-8: To reduce brownfields and hazardous sites, the City should consider adjacent Place Type designations and preferred adjacencies, as outlined in the Policy Map Manual, when approving new land uses for redeveloped “Areas of Environmental Concern.”	N/A
Community Character	N/A

CC-5: To retain neighborhood culture and identity, Charlotte should use pattern books and regulatory tools such as neighborhood character overlays, historic districts, and other community-driven strategies to guide residential infill development.	
Public Facilities PS-4: To ensure delivery of adequate public services, align Charlotte’s annexation policy with public facility needs.	N/A

Assessment Recommendations (Petitions within an Activity Center or IMU)

Table X below represents an analysis of how the petition may help meet the aspirational goals for the CAC Place Type.

Table 6: Policy Recommendations (Petitions inside an Activity Center or IMU)

Assessment Recommendation	Does the petition specifically meet the recommendation?
Mobility Help provide a pedestrian network that is complete, direct, safe and comfortable and designed to accommodate significant pedestrian activity.	N/A
Mobility Help provide a “park once” and walk development or other mobility options between destinations.	N/A
Mobility Help provide a center that is easily accessible via transit, and transit facilities located and designed to support accessibility.	N/A
Open Space & Environmental Justice Help provide a public open space that is accessible within a 10-minute walk within the development.	N/A