
TO: Emma Knauerhase, Entitlement Services
FROM: Maria E. Floren, Long Range Planning
SUBJECT: RZP 2026-015: 2040 Comprehensive Plan Consistency
LOCATION: 4750 Reagan Drive
DESCRIPTION: Zoning Change Request from I-1(CD) to ML-1(CD)
ACREAGE: 5.71 acres
DATE: 6/12/2026

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 North Inner Community Area Plan](#).

The petition is **in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the Manufacturing & Logistics Place Type.

NORTH INNER COMMUNITY AREA PLAN

The petition could facilitate the following priority for the North Inner Community Area Plan:

Goal 7: Integrated Natural and Built Environments: The petition helps facilitate priority Goal 7 by helping to protect and enhance Derita Branch Creek by limiting development adjacent to it and dedicating it as an easement to Mecklenburg County Park and Recreation for a future greenway and helping to increase open space and protected natural land.

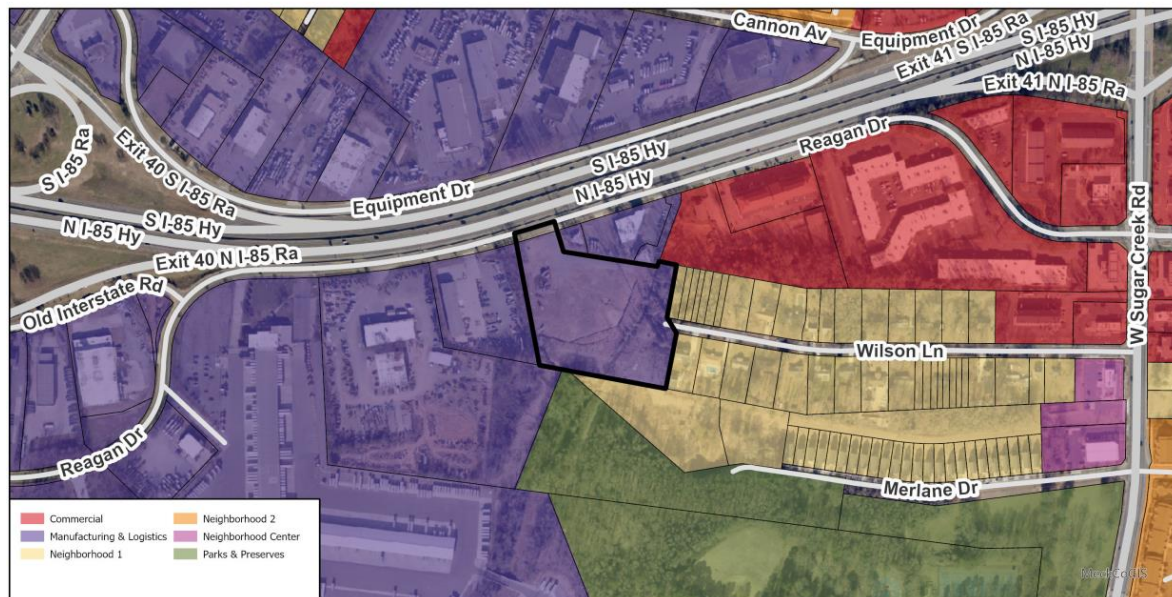
2040 COMPREHENSIVE PLAN

The petition does not directly facilitate any additional Comprehensive Plan Goals.

POLICY MAP

This petition **is in alignment** with the Manufacturing & Logistics (ML) 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) – North Inner, adopted April 13, 2025

- 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 North Inner CAP's need for reduced environmental impacts, 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 1: 10-Minute Neighborhoods	n/a
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	The petition helps facilitate priority Goal 7 by helping to protect and enhance Derita Branch Creek by limiting development adjacent to it and dedicating it as an easement to Mecklenburg County Park and Recreation for a future greenway, and helping to increase open space and protected natural land.

2040 Policy Map

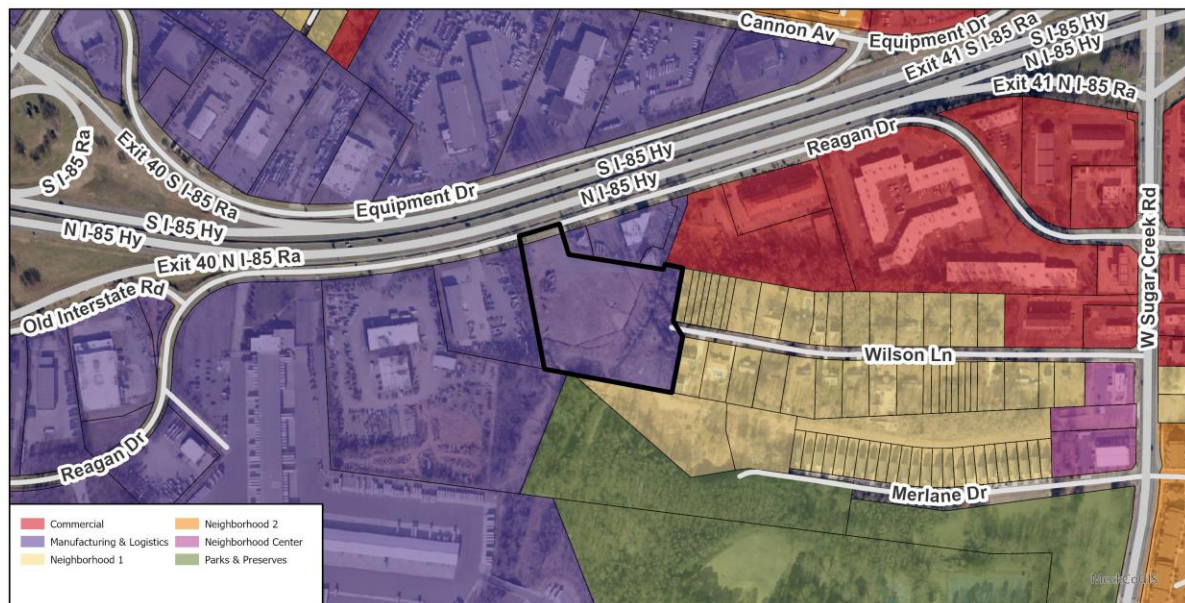


Table 2 below represents an analysis of Alignment with the 2040 Policy Map.

Table 2: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
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Manufacturing & Logistics	IN ALIGNMENT WITH the recommendation for Manufacturing & Logistics (ML).
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Table 3 below represents an analysis of how the petition meets the components of the proposed Manufacturing & Logistics (ML) Place Type.

Table 3: Manufacturing & Logistics 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 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.	The petition allows land uses allowed by right and under prescribed conditions in the ML-1 zoning district while also limiting some allowed uses.
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..	n/a
Mobility	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	n/a

	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.	
Building Form	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. Long, continuous buildings can be found within Manufacturing & Logistics more so than in other Place Types. Nevertheless, buildings accommodate the desired block structure and connected street network.	n/a
Open Space	The typical open space is recreation and picnic areas and natural areas and buffers.	The petition commits to a 65 foot Class A landscape yard buffer and also provides new open space by committing to the dedication of a 100' greenway easement to Mecklenburg Conty Park and Recreation for a future greenway along Derita Branch Creek.

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

Table 4: 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.	The petition helps meet the policy for OS-1 to increase access to open space by committing to the dedication of a 100' greenway easement to Mecklenburg Conty Park and Recreation for a future greenway along Derita Branch Creek.
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. When existing Manufacturing & Logistics sites are adjacent to residential development and request new entitlements, approve the least intense zoning district (ML-1).	While this petition is maintaining the current Manufacturing & Logistics designation adjacent to existing Neighborhood 1, the petition limits some of the ML uses at the site, provides a 65 foot Class A landscape yard, and also prohibits development on the east side of Derita Branch Creek, except for the installation of a greenway.
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	n/a

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."	
Environmental Justice EJ-11: To ensure existing residents adjacent to Manufacturing & Logistics are protected from more undesirable or unhealthy land uses, discourage the expansion of Manufacturing & Logistics development into areas designated Neighborhood 1 or Neighborhood 2.	n/a
Community Character 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.	n/a
Public Facilities PS-4: To ensure delivery of adequate public services, align Charlotte's annexation policy with public facility needs.	n/a
Place Type PT-4 - When a zoning transition is needed because the recommended Place Types next to each other create a non preferred adjacency, refer to Table 2: Place Type Adjacencies & Zoning Districts in the Program Guide. This table explains when a zoning transition is appropriate. If a transition is required, choose the least intense zoning district that still aligns with the area's designated Place Type	n/a