

TO: Maxx Oliver, CZO, Entitlement Services
FROM: Abie Bonevac, CZO, Long Range Planning
SUBJECT: RZP 2026-018: 2040 Comprehensive Plan Consistency
LOCATION: 406 Oak Street, Charlotte, NC 28214
DESCRIPTION: Zoning Change Request from I-2 (CD) to ML-1 (CD)
ACREAGE: 3.8 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

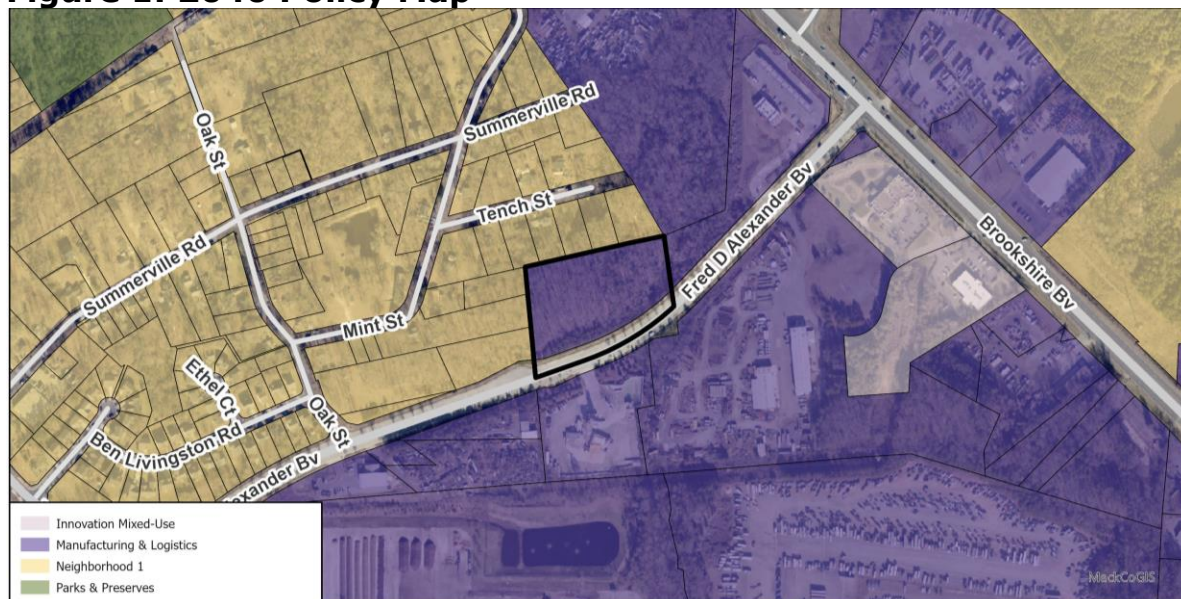
The petition is **consistent** with the [goals and policies of the West Middle Community Area Plan](#).

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

POLICY MAP

This petition **is in alignment** with the **Manufacturing and 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) – West Middle, adopted April 13, 2026

- **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 Middle CAP’s greatest needs are to increase access to housing choices, employment opportunities, and daily goods & services. 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	N/a
Goal 8: Diverse and Resilient Economic Opportunity	N/a

2040 Policy Map

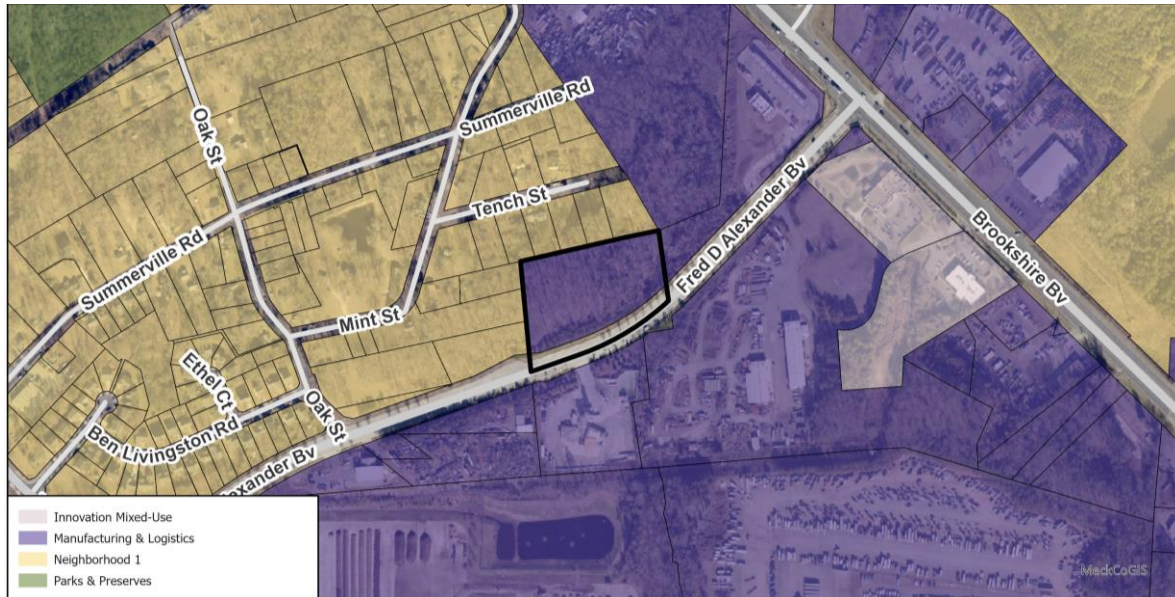


Table 2 below represents an analysis of Alignment with the 2040 Policy Map.

Table 2: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
Manufacturing and Logistics	IN ALIGNMENT WITH the recommendation for Manufacturing and Logistics (M&L) .

Table 3 below represents an analysis of how the petition meets the components of the proposed **Manufacturing and Logistics (M&L)** Place Type.

Table 3: Manufacturing and Logistics Place Type Components

Place Type Component	Place Type Component Description	How does the petition specifically meet the Place Type Component?
Land Uses	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	The petition is proposing uses allowed by right and under prescribed conditions in the ML-1 zoning district, excluding certain uses listed in the site plan.

	vehicles; limited hospitality and restaurants, limited retail, and personal services to serve area workers.	
Character	<p>This Place Type is typically characterized by large scale, low-rise manufacturing or warehouse buildings, and other assembly and distribution facilities.</p> <p>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.</p>	N/a
Mobility	<p>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. The local and collector street network is well-connected to serve sites directly and to provide good access to arterials. Streets and sites prioritize access for motor vehicles while still providing safe and comfortable access for other modes of travel. Truck traffic will use routes that minimize impacts on neighborhoods and open spaces.</p> <p>Where possible, mobility hubs with transit stations, pick-up and drop-off areas, bike parking and bike share, and micro-mobility options should be provided within this Place Type to</p>	N/a

	<p>accommodate employees without access to a vehicle.</p> <p>Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops, jobs, or nearby destinations.</p>	
Building Form	<p>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.</p>	N/a
Open Space	<p>Improved open spaces are typically recreational facilities, picnic areas, walking trails, patios, and courtyards provided on individual sites and designed to be used by employees. Natural open spaces, such as tree preservation areas, are also found here. Generous landscaped or natural buffers separate large site, less desirable uses, and the public realm.</p>	N/a

- **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?
<p>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.</p>	<p>N/a</p>
<p>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).</p>	<p>N/a</p>
<p>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.</p>	<p>N/a</p>
<p>Environmental Justice EJ-8: To reduce brownfields and hazardous sites, the City should consider adjacent Place Type designations and preferred adjacencies,</p>	<p>N/a</p>

<p>as outlined in the Policy Map Manual, when approving new land uses for redeveloped "Areas of Environmental Concern."</p>	
<p>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.</p>	<p>N/a</p>
<p>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.</p>	<p>N/a</p>
<p>Public Facilities PS-4: To ensure delivery of adequate public services, align Charlotte's annexation policy with public facility needs.</p>	<p>N/a</p>
<p>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</p>	<p>N/a</p>