
TO: Sheighla Tippet, MS, Entitlement Services
FROM: Erin Hinson, AICP, Long Range Planning
SUBJECT: RZP 2026-034: 2040 Comprehensive Plan Consistency
LOCATION: 10432 Harrisburg Road, Charlotte, NC 28215
DESCRIPTION: Zoning Change Request from N1-A to ML-1 (CD)
ACREAGE: 7.6 acres
DATE: 8/13/2026

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 **inconsistent** with the goals and policies of the [East Middle & Outer](#) Community Area Plan.

The petition is **not in alignment** with the [Charlotte Future 2040 Policy Map](#) recommendation for the Neighborhood 1 Place Type.

1. East Middle & Outer Community Area Plan

The petition does not directly facilitate any of the priority goals for the East Middle & Outer Community Area Plan.

2. 2040 Comprehensive Plan

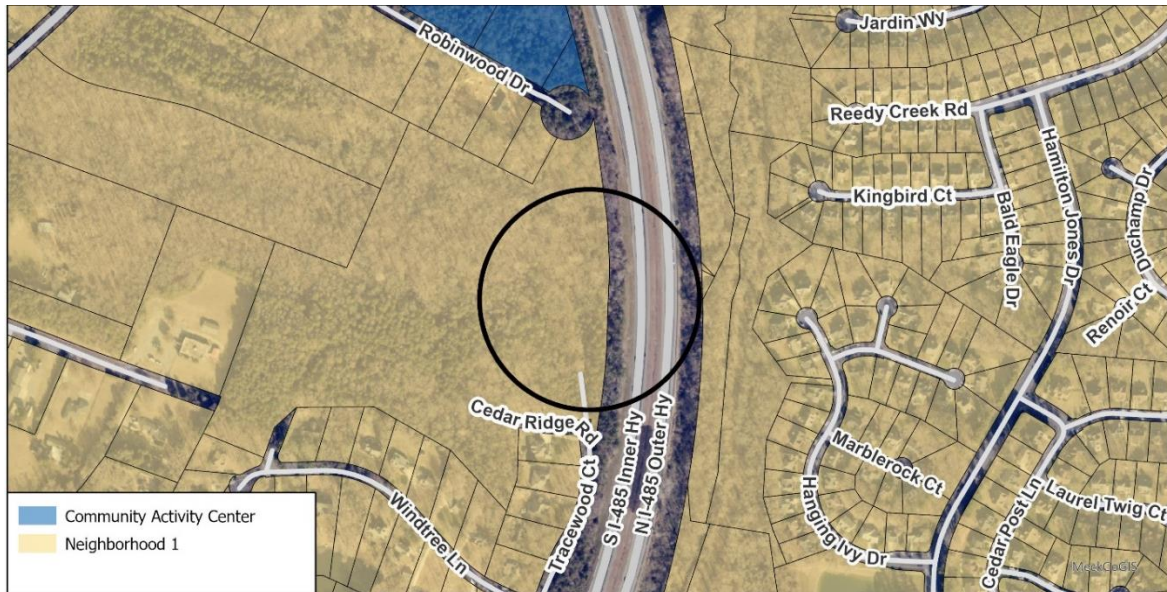
The petition could facilitate additional Comprehensive Plan Goals:

- **Goal 7: Integrated Natural and Built Environments:** The petition helps facilitate Goal 7. Only the area around the outdoor advertising sign and its access drive will be disturbed. The remaining 6.49 acres of the 7.6-acre site will be preserved as tree save area.

3. 2040 Policy Map

This petition **is not in alignment** with the Neighborhood 1 (N1) Place Type on the 2040 Policy Map (See Figure 1).

Figure 1: 2040 Policy Map



4. Minor Map Amendment Criteria

The petition with the **Neighborhood 1 Place Type** designation does not meet the Minor Map Amendment Criteria referenced in the adopted Policy Map Manual to change the recommended Place Type to **Manufacturing & Logistics** as follows:

Table 1: Minor Map Amendment Criteria

Criteria for Manufacturing & Logistics	Description	Does the petition meet the criteria?
Minimum Acreage Preferred (Includes adjacent parcels of the same Place Type)	10 acres	The petition is 7.6 acres and does not meet the minimum preferred acreage of 10 acres.
Preferred Place Type Adjacency	IMU; COMM	The petition is adjacent to the Neighborhood 1 Place Type which is not a preferred adjacency.

Locational Criteria	All considered: • Not within Uptown or Center City • Not adjacent to Neighborhood 1 • Not adjacent to Neighborhood 2, Activity Centers, or Parks & Preserves if it will produce significant environmental impacts such as truck traffic, or noise, water or air pollution.	The petition is not within Uptown or Center City.
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COMPREHENSIVE PLAN, 2040 POLICY MAP, AND SUPPORTING COMMUNITY AREAS PLAN (CAP) – EAST MIDDLE & OUTER, 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 East Middle & Outer CAP's need for increased access to employment opportunities, housing choices, and daily goods & services, Table 2 below represents an analysis of how the petition could facilitate the priority Comprehensive Plan Goals for the geography.

Table 2: 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 8: Diverse and Resilient Economic Opportunity	N/A

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

In addition to the priority goals of the area plan, Table 3 below represents an analysis of how the petition may facilitate additional Comprehensive Plan Goals.

Table 3: Additional Comprehensive Plan Goals

Comprehensive Plan Goal	How does the petition specifically facilitate additional goals?
Goal 7: Integrated Natural and Built Environments	The petition helps facilitate Goal 7. Only the area around the outdoor advertising sign and its access drive will be disturbed. The remaining 6.49 acres of the 7.6 acre site will be preserved as tree save.

2040 Policy Map

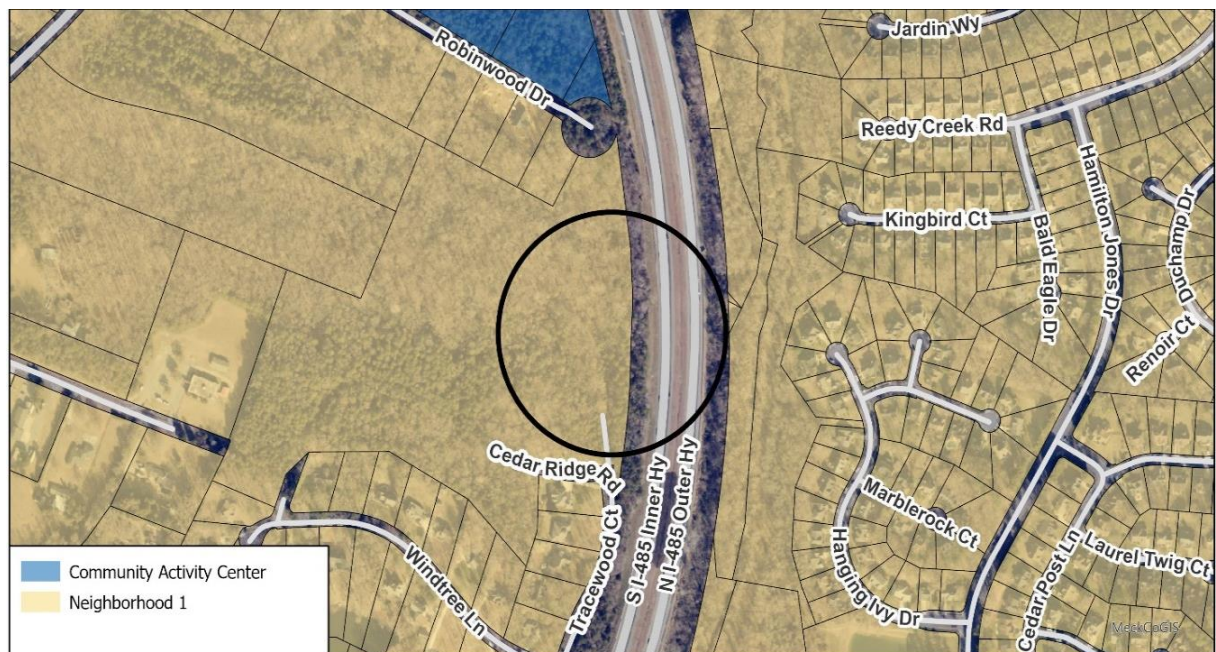


Table 4 below represents an analysis of Alignment with the 2040 Policy Map.

Table 4: Alignment with the 2040 Policy Map

2040 Policy Map Place Type Designation	Petition Consistency
Neighborhood 1	NOT IN ALIGNMENT WITH the recommendation for Neighborhood 1 (N1). If the petition is approved, the recommended place type for the site would be revised to Manufacturing & Logistics (ML).

Table 5 below represents an analysis of how the petition meets the components of the proposed **Manufacturing & Logistics (ML)** Place Type.

Table 5: Manufacturing & Logistics (ML) 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 vehicles; limited hospitality and restaurants, limited retail, and personal services to serve area workers.	The petition will allow for an outdoor advertising sign, and any accessory uses associated with the signage. All other Manufacturing & Logistics uses are prohibited on this site.
Character	This Place Type is typically characterized by large scale, low-rise manufacturing or warehouse buildings, and other assembly and distribution facilities.	The petition allows for an outdoor advertising sign fronting I-485 and will be located at a minimum of 400 feet from adjacent

	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.	Neighborhood 1 Place Type designations.
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 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.	N/A
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. Buildings include entrances on the street side to provide pedestrian access from the public sidewalk, where possible.	N/A
Open Space	N/A	Only the area around the outdoor advertising sign and its access drive will be disturbed. The remaining 6.49 acres of the 7.6 acre site will be preserved as tree save.

- **Minor Map Amendment Criteria**

The petition with the **Neighborhood 1 Place Type** designation does not meet the Minor Map Amendment Criteria referenced in the adopted Policy Map Manual to change the recommended Place Type to **Manufacturing & Logistics** as follows:

Table 6: Minor Map Amendment Criteria

Criteria for Manufacturing & Logistics	Description	Does the petition meet the criteria?
Minimum Acreage Preferred (Includes adjacent parcels of the same Place Type)	10 acres	The petition is 7.6 acres and does not meet the minimum preferred acreage of 10 acres.
Preferred Place Type Adjacency	IMU; COMM	The petition is adjacent to the Neighborhood 1 Place Type which is not a preferred adjacency.
Locational Criteria	All considered: • Not within Uptown or Center City • Not adjacent to Neighborhood 1 • Not adjacent to Neighborhood 2, Activity Centers, or Parks & Preserves if it will produce significant environmental impacts such as truck traffic, or noise, water or air pollution.	The petition is not within Uptown or Center City.

Table 7 below represents an analysis of how the petition meets the components of the proposed **Manufacturing & Logistics (ML)** Place Type.

Table 7: Manufacturing & 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 vehicles; limited hospitality and restaurants, limited retail, and personal services to serve area workers.	The petition will allow for an outdoor advertising sign, and any accessory uses associated with the signage. All other Manufacturing & Logistics uses are prohibited on this site.
Character	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.	The petition allows for an outdoor advertising sign fronting I-485 and will be located at a minimum of 400 feet from adjacent Neighborhood 1 Place Type designations.
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 collector street network is well-connected	N/A

	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. Buildings include entrances on the street side to provide pedestrian access from the public sidewalk, where possible.	N/A
Open Space	N/A	Only the area around the outdoor advertising sign and its access drive will be disturbed. The remaining 6.49 acres of the 7.6 acre site will be preserved as tree save.

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

Table 8: 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. When existing Manufacturing & Logistics sites are adjacent to residential development and request new entitlements, approve the least intense zoning district (ML-1).	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
Environmental Justice EJ-11: To ensure existing residents adjacent to Manufacturing & Logistics	N/A

are protected from more undesirable or unhealthy land uses, discourage the expansion of Manufacturing & Logistics development into areas designated Neighborhood 1 or Neighborhood 2.	
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	A Manufacturing & Logistics Place Type designation adjacent to Neighborhood 1 creates a non-preferred adjacency. However, the petition proposes the least intense ML zoning district, proposes the location of the sign be 400 feet from adjacent Neighborhood 1 Place Type designations, and preserves 6.49 acres of the 7.6 acre site as tree save.