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**TO:** Joe Mangum – Entitlement Services

**FROM:** Manal Mahmoud – Long Range Planning

**SUBJECT:** REZ 2024-064: 2040 Comprehensive Plan Consistency

**LOCATION:** 4200 Shopton Road (PID: 14125105 & 14125106)

**DESCRIPTION:** Zoning Change Request from N1-A(ANDO) to ML-2(ANDO) -- 7.59 acres.

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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 **Neighborhood 1 (N1)**. An amendment to the 2040 policy map, and place type change is required to **Manufacturing and Logistics (ML)**. The table below represents elements of **ML** Place Types:

|                      |   |
|----------------------|---|
| <b>Land Uses</b>     | <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>   |
| <b>Character</b>     | <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>  |
| <b>Mobility</b>      | <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> |
| <b>Building Form</b> | <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>  |

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:
  - Manufacturing and Logistics
2. **Location**
  - The subject property is not located within Uptown
3. **Preferred Acreage**
  - Does not meet 10-acre threshold
4. **Preferred Transitions**—The following preferred transitions are present with this petition:
  - Is not adjacent to any preferred transition place types

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

1. Access to Essential Amenities, Goods & Services – With an EGF score of 1 for this metric, this site should prioritize access to essential, goods, and services
2. Environmental Justice – With an EGF score of 3 for this metric, this site should prioritize improving environment justice.

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



**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.