

**TO:** Joe Mangum – Entitlement Services

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

**SUBJECT:** REZ 2024-124: 2040 Comprehensive Plan Consistency

**LOCATION:** 4580 & 4540 Business Center Dr (PID: 05535335 & 05535313)

**DESCRIPTION:** Zoning Change Request from N1-A to ML-1(CD) -- 7.323 acres.

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.

**Charlotte 2040 Plan and Policy Map 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>	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. <b><i>This petition is proposing a total maximum of 70,000 square feet of gross floor area.</i></b>
<b>Character</b>	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.
<b>Mobility</b>	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. <b><i>The proposed site plan shows access to the site off of Business Center Drive away from the entrance to the adjoining neighborhood.</i></b>
<b>Building Form</b>	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.

**2040 Policy Map Future Revision:** *as a result of the 2023-2025 Community Area Plan process, the 2040 Policy Map revision recommends the **adjacent parcel (05535101)** to this petition from Neighborhood 1 (N1) to Manufacturing and Logistics (ML). The revised 2040 Policy Map is not adopted as of the date of this memo. Reference to the revised 2040 Policy Map is for informational purposes only.*

**Size & Locational Criteria:** The following criteria should be reviewed when considering a change to the 2040 Policy Map to **Manufacturing and Logistics**

A. **Adjacencies** – The following preferred adjacencies are present with this petition:

Adjacent Place Type	Present	Preferred
Neighborhood 1	Yes	No
Manufacturing and Logistics	Yes(Revised PM)	Yes

B. **Location**

- The subject property has a natural separation to the rear of the site and proposes an increased buffer of 100 feet from the adjoining Neighborhood 1 properties.
- The subject property is within half mile of the entrance to I-85.
- The subject property is within a half mile of goods and services to the east near the intersection of Tuckaseegee and Little Rock Road.
- The subject property is not within Uptown.

C. **Preferred Acreage**

- 10 acres, the petition is 7.32 acres and does not meet the preferred acreage for a place type amendment to ML.

D. **Preferred Transitions**—The following preferred transitions are present with this petition:

- Manufacturing and Logistics (present only on the revised Policy Map)

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

Access to Employment Opportunity – This petition proposes to develop of a maximum 70,000 square foot building that would be devoted to office, warehouse and distribution uses and potentially other permitted uses.

**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.