

---

**TO:** Holly Cramer – Entitlement Services

**FROM:** Maria Floren – Long Range Planning

**SUBJECT:** REZ 2024-147: 2040 Comprehensive Plan Consistency

**LOCATION:** 3400 N Graham St (PID: 08507304)

**DESCRIPTION:** Zoning Change Request from ML-2 to IMU (CD) – 2.11 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.

**Plan Consistency:** This petition is **INCONSISTENT** with the 2040 Policy Map recommendation for **Manufacturing & Logistics (ML)**. An amendment to the 2040 Policy Map, and place type change is required to **Innovation Mixed Use (IMU)**. The table below represents elements of IMU Place Types:

<b>Land Uses</b>	Typical uses include office, research and development, studios, light manufacturing, showrooms, hotels, and multi-family residential. Uses in this Place Type also include retail, personal services, restaurants, and bars, and limited warehouse and distribution associated with light manufacturing and fabrication.
<b>Character</b>	Characterized by adaptively reused buildings and low to mid-rise single-use structures that are transitioning to vertically integrated uses in a pedestrian-oriented environment
<b>Mobility</b>	Innovation Mixed-Use places are accessible by higher capacity facilities such as arterials and may also include access from interstates and freight rail. Streets serve all travel modes while still accommodating large trucks along primary arterial streets. 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 do not impact neighborhoods or open spaces. Mobility hubs with transit stations, pick-up and drop-off areas, bike parking and share, and micro-mobility options should be provided within this Place Type to accommodate employees without access to a vehicle. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops, jobs, or nearby destinations.
<b>Building Form</b>	The typical building in Innovation Mixed-Use places is an older industrial structure that has been adaptively reused. Newer office, residential, and mixed-use buildings typically have heights up to six stories in this Place Type. New buildings are designed with active ground floor uses to support a vibrant pedestrian environment. They have tall ground floors and a high degree of transparency using clear glass windows and doors. All buildings are designed to orient to streets, whether reused or new, with prominent entrances providing pedestrian access from the public sidewalk. Buildings also orient toward existing or planned on-site open spaces and abutting parks and greenways.

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
  - 5 acres, the petition is just over 2 acres and does not meet the preferred acreage for a place type amendment to Innovation Mixed Use.

**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. ***Innovation Mixed Use areas can help support job growth and create opportunities for upward economic mobility. The petition proposes uses that could help increase access to employment opportunity in this area.***