

TO: Maxx Oliver, CZO – Entitlement Services
FROM: Maddi Pleasant – Long Range Planning
SUBJECT: REZ 2025-038: 2040 Comprehensive Plan Consistency
LOCATION: Forest Point Blvd & Forest Point Cir (PID: 20303204)
DESCRIPTION: Zoning Change Request from B-D(CD) to OFC -- 7.76 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 **Campus (CAMP)**. The table below represents elements of **CAMP** Place Types:

Land Uses	Primary uses vary, depending on the purpose of the Campus and may include facilities for office , research and development, education, medical, and places of assembly that require a significant amount of space for various activities spread across sites.
Character	This Place Type is characterized by low- to mid-rise office or civic buildings. Some institutional Campuses are more intensely developed and may include some high-rise buildings.
Mobility	Campuses are typically located along at least one arterial street with an internal street network that encourages walking and bicycling, particularly when sites are located near transit routes and stops. Campuses should include transit stops and mobility hubs at key entries, stations, and intersections. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops or nearby destinations.
Building Form	The typical building is an office or civic building and is usually no more than five stories. Residential buildings may be found in this Place Type but are less prevalent. Office Campuses may also include taller buildings where additional open space or benefits to the community are provided. Buildings may be designed with active ground floor uses to support a walkable environment and have a high degree of transparency using clear glass windows and doors. Buildings are oriented toward streets when they are adjacent to streets. When internal to a Campus, buildings are oriented to and have prominent entrances that connect to the pedestrian network for the Campus.

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:
 - There are no preferred adjacencies, therefore the petition **does not** meet the adjacencies criteria.
2. Location
 - There is no major institution present (hospital, university, etc.), therefore the petition **does not** meet the location criteria.
3. **Preferred Acreage**
 - 7 acres, the petition is 7.76 acres and **does** meet the preferred acreage for a place type amendment to CAMP.

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

1. Access to Employment Opportunity – CAMP may include facilities for **office**, research and development, education, medical, and places of assembly. With a score below 4 for Access to Employment, ***the petition is located within an access to employment gap.***

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. ***The petition proposes by-right uses and under prescribed conditions in the OFC district which could provide job opportunities.***