

TO: Emma Knauerhase – Entitlement Services
FROM: Maria E. Floren – Long Range Planning
SUBJECT: REZ 2024-080: 2040 Comprehensive Plan Consistency
LOCATION: 5018 N Graham St (PID: 04509111)
DESCRIPTION: Zoning Change Request from I-1(CD) to ML-1 -- 1.658 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 **CONSISTENT** with the 2040 Policy Map recommendation for Manufacturing & Logistics (ML). The table below represents elements of **Manufacturing & Logistics** Place Types:

Land Uses	Typical 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.
Character	This Place Type is typically characterized by large scale, low-rise manufacturing or warehouse buildings, and other assembly and distribution facilities. Parcels are often large, with buildings 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.
Mobility	Manufacturing & Logistics places are accessible by higher capacity transportation facilities, such as arterials and interstates, as well as by freight rail. These places 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. Streets and sites prioritize access for motor vehicles while still providing safe and comfortable access for other modes of travel. Truck traffic will use routes that minimize impacts on neighborhoods and open spaces. Where possible, mobility hubs with transit stations, pick-up and drop-off areas, bike parking and bike 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.
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. Long, continuous buildings can be found within Manufacturing & Logistics more so than in

	other Place Types. Nevertheless, buildings accommodate the desired block structure and connected street network.
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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 – The Manufacturing & Logistics Place Type is intended to further job growth and create opportunities for upward economic mobility over time. **The petition’s proposal to rezone to ML-1 could help create access to employment opportunity over time.**

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’s proposal to rezone to ML-1 could help advance this goal over time.**