

CHARLOTTE FUTURE 2040 COMMUNITY AREA PLANNING

Implementing the Charlotte Future 2040 Comprehensive Plan

TUESDAY MORNING BREAKFAST FORUM
JULY 23, 2024



Agenda

- ◁ Planning Charlotte's Future
- ◁ Community Area Planning + 2040 Policy Map
- ◁ Get Involved
- ◁ Next Steps



Growth Is Coming...

- In the next 20 years:
 - + 400,000 New Residents
 - + 200,000 Additional Jobs
- Need to address unintended consequences of growth and development
- Need to modernize policy + regulatory tools to make planning and development more predictable and easier to understand



**VISION
AND
GOALS**



The Vision For Our Growth



**2040
COMPREHENSIVE
PLAN**

**IMPLEMENTATION
INITIATIVES**

Mapping
Tools and
Guidance for
Public and
Private
Investment



**How We GROW
LAND USE**



**How We CONNECT
MOBILITY**



**How We BUILD
DEVELOPMENT**



Blueprint for Growth

VISION Policy & Plans

1 COMPREHENSIVE PLAN

✓ Adopted June 2021

1

2 STRATEGIC & ACTION PLANS

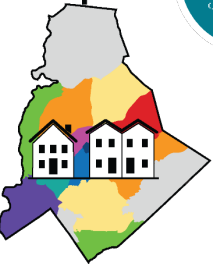
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3 COMMUNITY AREA PLANS

3

4 SPECIFIC PLANS

4



Policy Map



LEGALLY BINDING Regulations & Ordinances

Zoning Ordinance

Subdivision

Chapter 20

Trees

Chapter 21

Streets & Sidewalks

Chapter 19

Post-Construction Stormwater

Chapter 18

Floodplain Regulations

Chapter 9

Erosion Control

Chapter 17

Driveway/Access Regulations



Zoning Map

Unified Development Ordinance

✓ Adopted August 2022



CHARLOTTE FUTURE 2040
COMMUNITY AREA PLANNING

 CITY of CHARLOTTE



ALIGNMENT
REZONING



Community Area Planning (CAP)

Purpose: Provide community-level guidance for growth & development (*including places, mobility, open space, capital facilities, community facilities & amenities*)

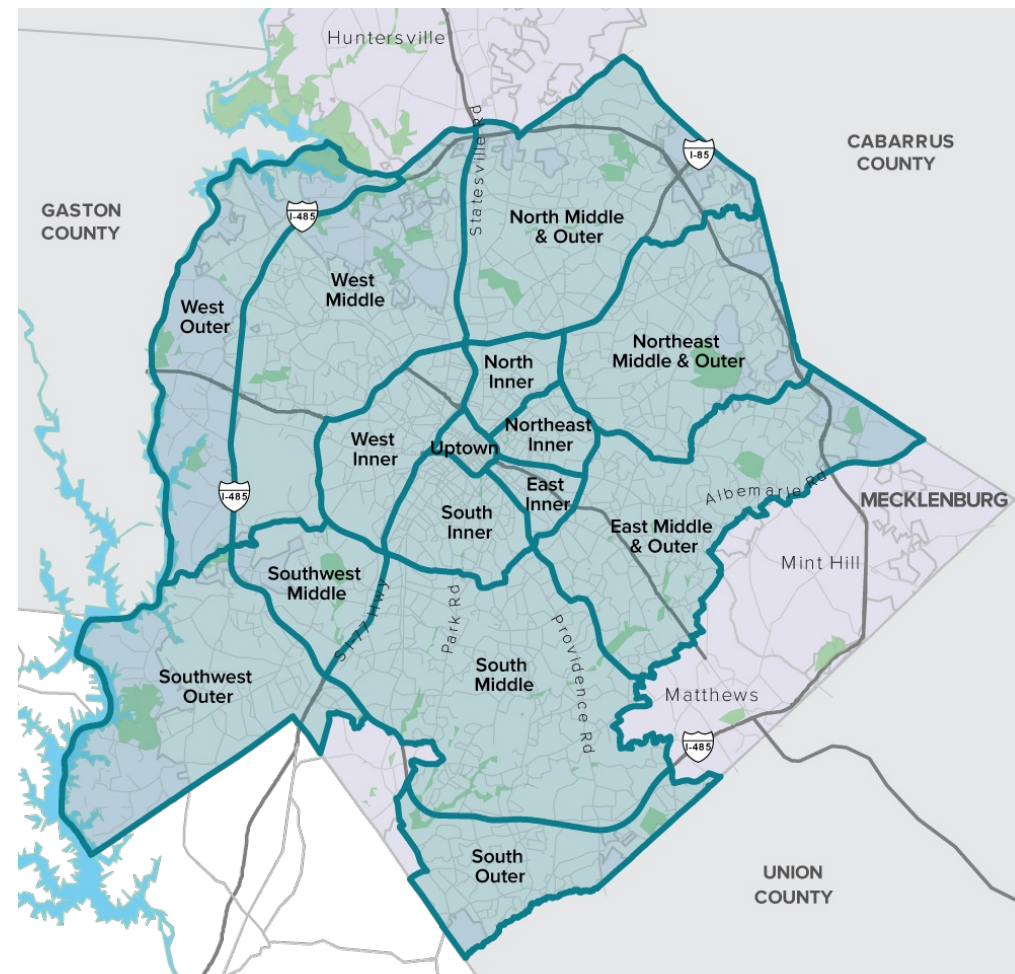
Approach:

- Citywide = Equitable
- Larger geographies = Efficient

Expected Outcomes:

- 14 Community Area Plans
 - Policy Map Refinements
 - Planned + Needed Projects/Programs
 - Illustrative Concepts
 - Implementation Strategy
- Refined 2040 Policy Map

Community Area Planning Geographies



What Can You Expect From a CAP?

Clarify the Vision + Goals for the Area

Provide policies to address development opportunities/issues + **inform decision-making**

But not...

Create regulations or laws
(Updated regulations included in Unified Development Ordinance)

Identify public and private **investments** needed to achieve vision

But not...

Provide funding and implementation means overnight

Possibly **recommend zoning** changes in appropriate locations

But not...

Rezone property

Guide more appropriate **development**

But not...

Stop development





Process + Plan Components

WINTER 2023

Phase 1

Set The Stage



Identify a community's priorities for action



14 Community Reports:

Identifying community's greatest needs for improved access & reduced impacts

SPRING - FALL 2023

Phase 2

Create Great Places



Ensure future development supports a community's priorities



Revised Policy Map:

Incorporates community input & technical revisions for improved accuracy

SPRING - FALL 2024

Phase 3

Support The Vision



Recommend projects and programs to support a community's priorities



Maps & Lists:

Identify planned & needed projects & programs

FALL 2024

Phase 4

Plan For Action



Develop an implementation strategy to address a community's priorities



Implementation Strategy:

Timing & Partnerships needed to put recommendations into actions

WINTER 2025

Phase 5

Review & Adoption

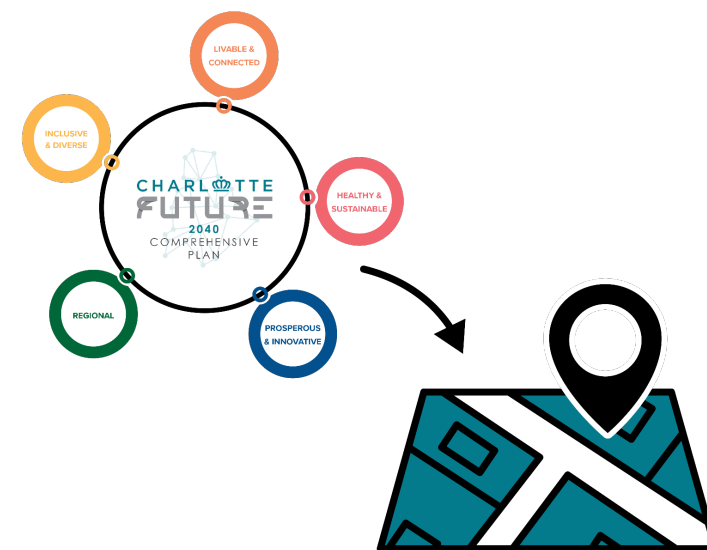


Request for adoption of Community Area Plans by City Council

We are here

What is the 2040 Policy Map?

- Implementation of & companion to 2040 Plan
- Translation of the Plan's "place-based" policies
- Balances future needs + opportunities equitably
- Replaced the Future Land Use Map
- Informs future zoning, mobility, and capital investment decisions.





Place Types & UDO Zoning Districts

Designed to work together to help realize our community's vision for growth & development

Parks & Preserves	Neighborhood 1	Neighborhood 2	Commercial	Campus	Innovation Mixed Use	Manufacturing & Logistics	Neighborhood Activity Center	Community Activity Center	Regional Activity Center
All districts permitted	<u>6 Districts</u> N1-A N1-B N1-C N1-D N1-E N1-F	<u>2 Districts</u> N2-A N2-B N2-C	<u>2 Districts</u> General Commercial Regional Commercial	<u>4 Districts</u> IC-1 IC-2 RC-1 OFC	<u>1 Districts</u> IMU	<u>2 Districts</u> ML-1 ML-2	<u>1 Districts</u> NC	<u>3 Districts</u> CAC-1 CAC-2	<u>8 Districts</u> RAC Urban Core Urban Edge
							Transit Oriented Development TOD-TR TOD-NC TOD-CC TOD-UC		



Phase 2 Public Comment Period

Phase 2 of the Charlotte Future 2040 Community Area Planning process is complete! **Thank you to the 500+ stakeholders who attended the Phase 2 Workshops.**

The outcomes of Phase 2 of Community Area Planning are:

- ◁ A [Revised Charlotte Future 2040 Policy Map](#)
- ◁ The [Charlotte Future 2040 Policy Map Manual](#)
- ◁ [Staff responses to Phase 2 comments](#)

The revised Policy Map & Manual will be available for public review and comment until June 12, 2024 at 11:59 p.m. Click one of the buttons below to review and comment:

Revised Policy Map

Policy Map Manual



2040 Policy Map Process & Engagement



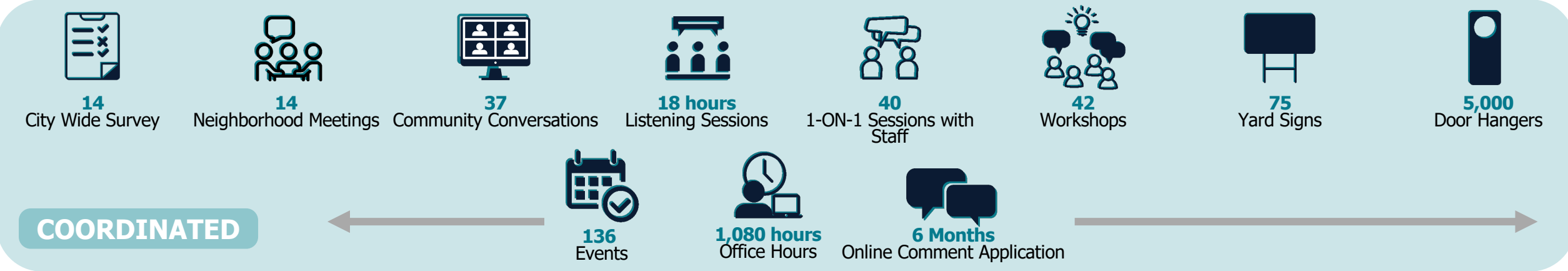
LIVE, WORK, PLAY SURVEY
4,750 responses inform the mapping approach when there are multiple options for achieving The Plan's goals.

1ST DRAFT POLICY MAP
960 comments inform the Technical & **Community Driven changes** to the mapping approach.

2ND DRAFT POLICY MAP
688 comments reviewed for consistency with the mapping approach. **51% of comments** incorporated into map.

PUBLIC COMMENT PERIOD
360 comments reviewed for consistency with the mapping approach. **32% of comments** incorporated into map.

REVISED POLICY MAP COMMENT PERIOD
137 comments reviewed for consistency with the mapping approach. **6.5% of comments** incorporated into map.



COORDINATED





Next Steps

Get Involved

Timeline	REVISED POLICY MAP & MANUAL	Ph. 3 CAP ENGAGEMENT
SUMMER '24		CAP Focus Groups (UNCC Partnership) City of Charlotte Staff Workshops
FALL '24	2nd Draft Revised Policy Map + Manual <ul style="list-style-type: none"> 90-day Public Comment Period 	Phase 3 CAP Community Workshops (8)
WINTER '25	3rd Draft Revised Policy Map + Manual <ul style="list-style-type: none"> 90-day Public Comment Period 	Public Release: 14 Draft Plans



3 Ways to Provide Feedback

- Online Map Application
- Email
- In-Person Events

Hardcopies available at all libraries



Phase 3 Community Workshops

- 4 In-Person, 4 Virtual
- Stations: Mobility, Sustainability + Open Space, Public Services, Comm. Character
- Objective: Identify Planned + Needed Projects & Programs



Why should I care?

- This is a unique and transformative time in Charlotte
 - This is the **first time in Charlotte's history** where the vision/policy, development regulations (zoning) and strategic investments share common language, goals and seek community feedback in a relatively close timeframe.
- YOU can influence development years before it happens
 - Long-range planning efforts help to establish the vision for future growth. Public and private investment align with the vision.
- “The Purse” follows Policy and Priorities”
 - The City's investments (budget) closely align with community priorities and needs.



Questions?

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CLTFUTURE2040.COM

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