

Implementing the Charlotte Future 2040 Comprehensive Plan

COMMUNITY AREA PLANNING: REQUEST FOR COUNCIL ACTION



Community Area Planning

Council Priority Alignment

◀ Transportation and Planning

Purpose

◀ Information only

Key Takeaways

- ◀ Overview of next steps for deferred Community Area Plans & Revised Policy Map for deferred plans.

Community Area Planning (CAP)

Previous Council Communication

- November 10, 2025: Action Review
- October 6, 2025: TPD presentation
- September 22, 2025: Deferral
- August 4, 2025: TPD Presentation
- June 23, 2025: Action review/Manager's Report
- June 9, 2025: Action review
- June 2, 2025: TPD presentation
- May 12, 2025: Public hearing
- May 5, 2025: TPD presentation
- April 28, 2025: Action review/Manager's Report
- April 7, 2025: TPD presentation
- March 3, 2025: TPD presentation
- Jan. 6, 2025: TPD presentation



Status of 14 Plans

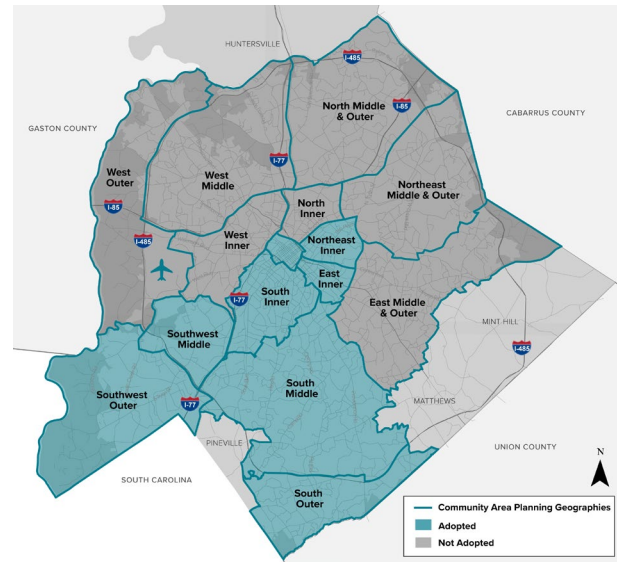
7 ADOPTED PLANS

- East Inner
- Northeast Inner
- South Inner
- South Middle
- South Outer
- Southwest Middle
- Southwest Outer

*Includes Program Guide
& Revised Policy Map*

7 DEFERRED PLANS

- East Middle & Outer
- North Inner
- North Middle & Outer
- Northeast Middle & Outer
- West Inner
- West Middle
- West Outer



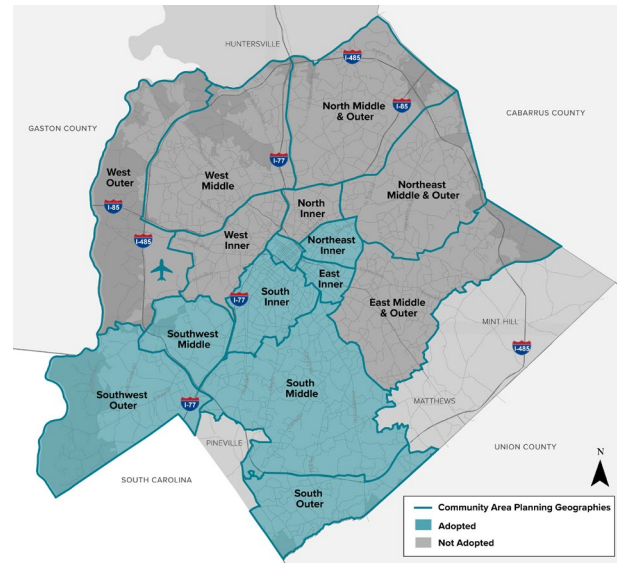
Next Steps: Adopted Plans

ADOPTED PLANS

- East Inner
- Northeast Inner
- South Inner
- South Middle
- South Outer
- Southwest Middle
- Southwest Outer

*Includes Program Guide
& Revised Policy Map*

- 1) **Rezoning**: Adopted policies included in rezoning petitions (NEW! staff analysis available in January '26)
- 2) **Project Prioritization**: Use adopted policy in prioritization of city projects



Next Steps: Deferred Plans

DEFERRED PLANS

- East Middle & Outer
- North Inner
- North Middle & Outer
- Northeast Middle & Outer
- West Inner
- West Middle
- West Outer

Continued Engagement:

JANUARY

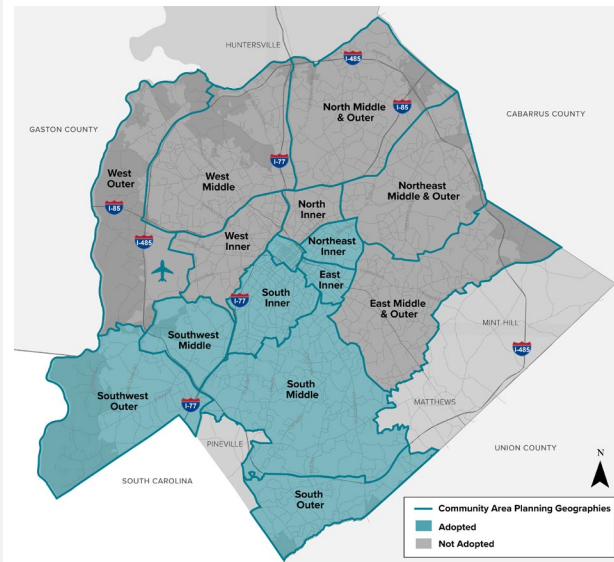
Ongoing Conversations + Education

FEBRUARY

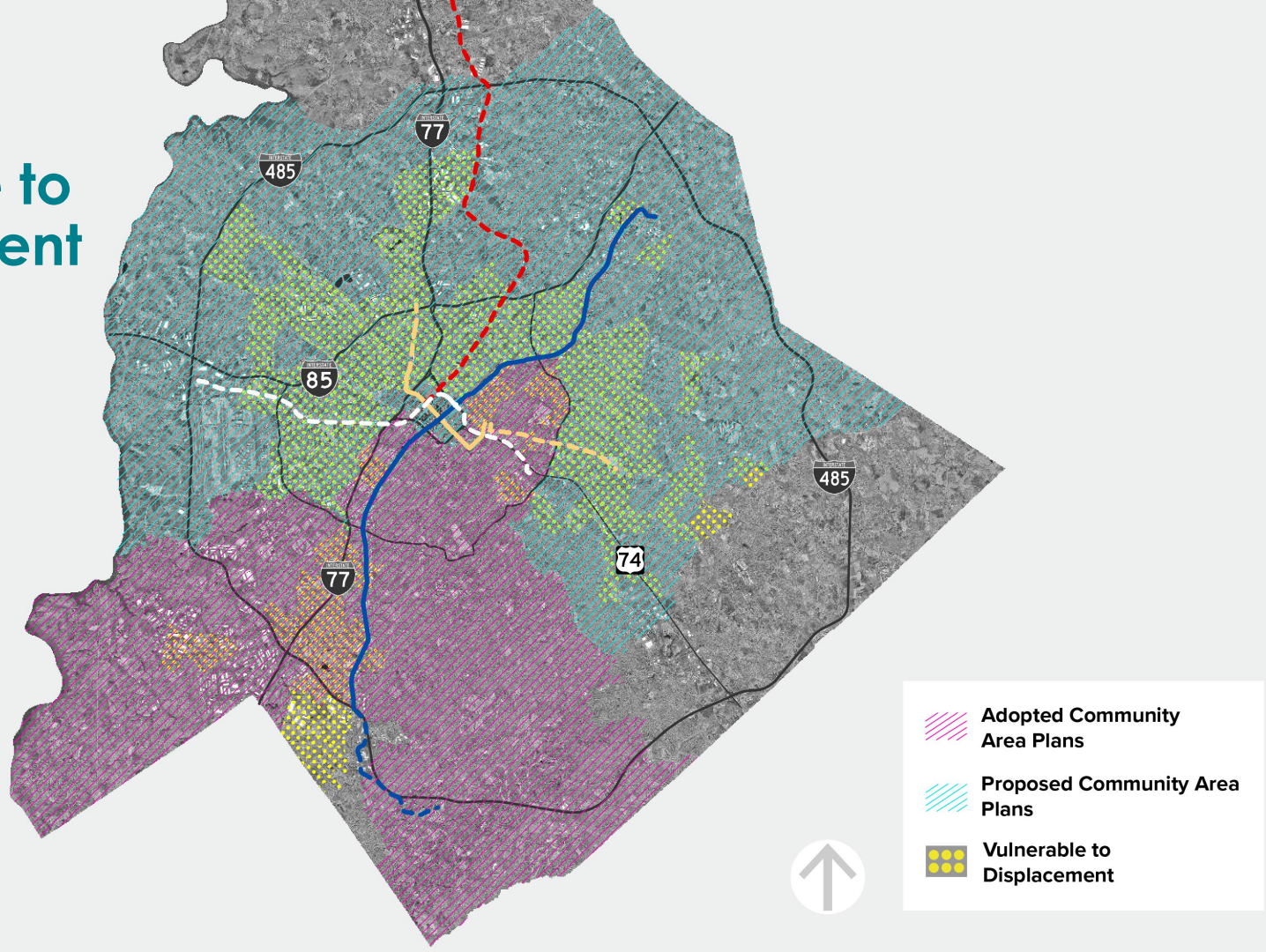
Neighborhood Education + Neighborhood Coalition Assembly

MARCH

Council Decision



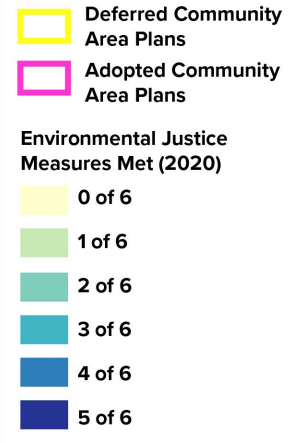
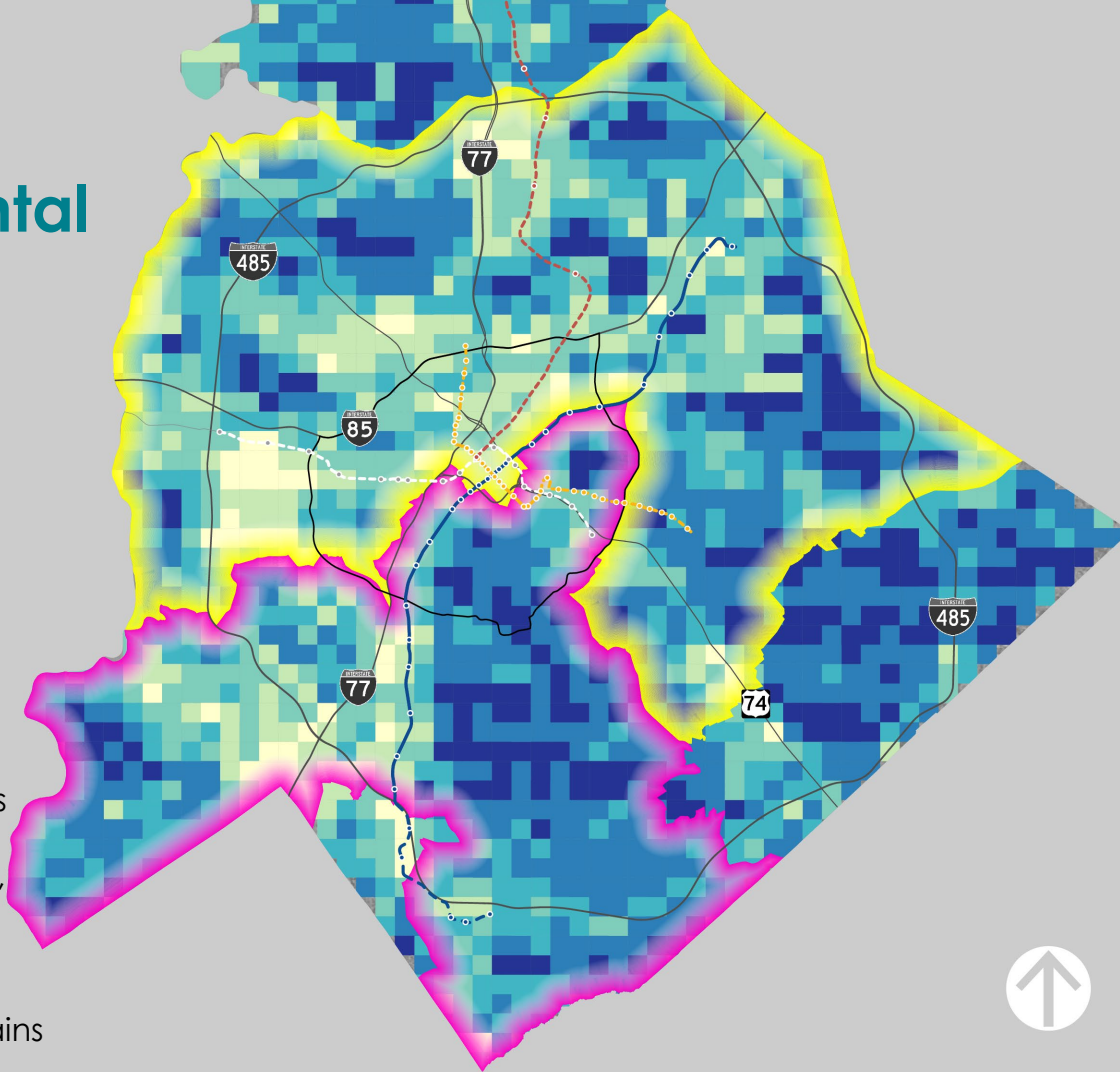
Common Themes: Vulnerable to Displacement



Common Themes: Environmental Impacts

Darker = less
impacts
Lighter = more
impacts

*Environmental Impacts
include:
Tree canopy coverage,
impervious surface
coverage, proximity to
industrial and
transportation, floodplains





Common Themes

- ◁ Ensure the community understands the policies and plan implications
- ◁ Ensure neighborhoods that are Vulnerable to Displacement are protected and have all the tools in the toolbox
- ◁ Ensure rapid growth is balanced
- ◁ Ensure environmental impacts from the past are not repeated through policies and programs

Deferred Plans: Continued Engagement

JANUARY

- On-Going Neighborhood Conversations
- Citywide Survey Launches
- Marketing & Promotion

FEBRUARY

Neighborhood Coalition Assembly

Neighborhood Coalitions & Leaders Interdepartmental Staff

(Facilitated + Open to All – Feb 12, Feb 17, Feb 19)

**Neighborhood
Change +
Managing Growth**

**Managing
Environmental
Impacts**

Real-Time Decisions:
*New policies, Recommended projects or
programs*

MARCH

- Finalize + vet new content
- Council Decision (March 9)



Discussion Topics

COALITION ASSEMBLY

NEIGHBORHOODS + GROWTH:
Do we need additional policies to
manage growth in neighborhoods
that are vulnerable to displacement?

NEIGHBORHOODS + GROWTH:
Do we need additional policy to
sync growth with
infrastructure?

ENVIRONMENTAL IMPACTS:
Do we need additional tools to
ensure that environmental
impacts are mitigated and not
replicated?



Next Steps

January

February

March

ENGAGEMENT

*Neighborhood
Conversations
Town Hall & Other Meetings*

*Citywide Survey
Neighborhood Coalition
Assembly
February 12 + 19 – In Person
February 17 – Virtual*

*All promotional materials will be distributed on January 20 for February events + survey.

Share
Proposed
Changes

Rezoning Staff
Analysis Updated to
include
Adopted Plans

Feb. 9
Action
Review

Mar. 2
TPD

Mar. 9
Council
Decision

Staff Analysis Updates

Goals

- ◀ Plain, accessible language
- ◀ Inclusion of Community Area Planning information – where plans are adopted
- ◀ Background information of zoning districts and place types
- ◀ Context for surrounding infrastructure and by-right projects to help show cumulative impact
- ◀ Reorganization of department comments

Staff Analysis Updates:

Introductory Information

- ◀ **NEW:** Addition of the site address
- ◀ **REVISED:** Expanded summary of the petitioner's **community meeting**
 - Information on Attendance
 - Summary of meeting

Staff Analysis Updates:

Recommendation

- ◀ **REVISED:** Consistency statement to include applicable **Community Area Plan** info
- ◀ Plain, accessible language in the rationale
- ◀ **NEW:** Explanation of goal applicability for **Community Area Plan priority goals** and any additional goals from the 2040 Comprehensive Plan that may be facilitated

Plan Consistency

The petition is **consistent** with the goals and policies of the *South Inner Area Plan*. The petition may facilitate the following priority goals of the area plan:

- 2: Neighborhood Diversity & Inclusion may be facilitated by allowing slightly smaller lots than current entitlements and as a result may provide more diverse housing options.

Staff Analysis Updates:

Zoning and Surrounding Context

- ◀ **NEW:** Summary of existing and proposed zoning districts
- ◀ **REVISED:** Rezoning history table status of nearby projects
- ◀ **NEW:** Infrastructure and by-right development map

• Rezoning History in Area

Petition Number	Summary of Petition	Status
2021-008	Rezoned 4.41 acres from O-1 (Office) to MUDD-O (Mixed-Use Development, Optional) to allow for 55,000 square feet of non-residential uses.	Rezoning approved, permit application submitted and approved (LDC-2022-00094), construction is being completed.
2022-016	Rezoned 25.91 acres from O-1 (Office) to MUDD-O (Mixed-Use Development, Optional) to allow for 4,700 square feet of retail uses, 10,000 square feet of medical office, 360 multi-family units, and either 75,500 square feet of existing office to remain or 360 additional multi-family units.	Rezoning approved, permit application submitted and approved for residential portion (LDCP-2024-00542).
2022-130	Rezoned 1.04 acres from B-1(CD) (General Business, Conditional) to O-1(CD) (Office, Conditional) to allow for 20,000 square feet of office uses.	Rezoning approved, permit application submitted and approved (LDCP-2025-00234).
2024-066	Rezoned 1.98 acres from B-1SCD (Business, Shopping Center District, Conditional) to CAC-1(CD) (Community Activity Center-1, Conditional) to allow for up to 38 multi-family attached dwelling units.	Rezoning approved, no permit applications submitted.

Revised

Staff Analysis Updates: Zoning and Surrounding Context

• Infrastructure and By-Right Development

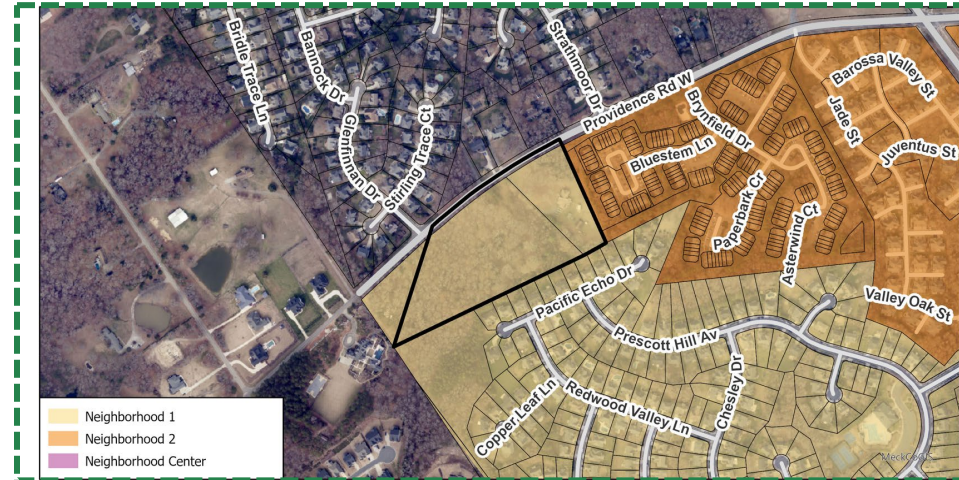


- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

New: This map shows infrastructure projects, by-right development, and other rezonings that are in the vicinity of the subject site.

Staff Analysis Updates: Policy

- ◀ **NEW:** Inclusion of Place Type descriptions
- ◀ **NEW:** Description of how the petition works with the CAP
- ◀ **NEW:** Minor Map Amendment Criteria table
- ◀ **NEW:** PT-5 Criteria table for N1 rezonings



Staff Analysis Updates:

Policy – Minor Map Amendment Criteria Table

TABLE 3: MINOR MAP AMENDMENT CRITERIA

Requested Place Type	Minimum Acreage Preferred (includes adjacent parcels of the same Place Type)	Preferred Place Type Adjacencies	Locational Criteria
NEIGHBORHOOD 1 (N1)	5 contiguous parcels	N2; NAC; CAMP; PP	All Required: <ul style="list-style-type: none"> Not within ½ mile walkshed of high capacity transit station or within ½ mile of major transportation corridor Not within Access to Housing Gap (EGF)
NEIGHBORHOOD 2 (N2)	4 acres	N1; NAC; CAC; RAC; COMM; CAMP; IMU; PP	All considered: <ul style="list-style-type: none"> Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor Within ¼ or ½ mile of Activity Centers, Campus or Innovation Mixed Use Within Access to Housing Gap (EGF) Remnant parcels Frontage along arterial or major roads
COMMERCIAL (COMM)	10 acres	N2; CAC; RAC; CAMP; IMU; ML	All Required: <ul style="list-style-type: none"> Not within Uptown Not within ½ mile walkshed of high capacity transit station or within ½ mile of major transportation corridor Within Access to Amenities Gap (EGF)
CAMPUS (CAMP)	7 acres	N1; N2; NAC; CAC; RAC; IMU; COMM	Required: <ul style="list-style-type: none"> Major institution present (hospital, university, etc.)
MANUFACTURING & LOGISTICS (ML)	10 acres	IMU; COMM	All Required: <ul style="list-style-type: none"> Not within Uptown or Center City Not adjacent to N1 Not adjacent to N2, AC, or PP if will produce significant impact such as environmental, truck traffic, or noise
INNOVATION MIXED USE (IMU)	5 acres	N2; NAC; CAC; RAC; CAMP; ML	Required: <ul style="list-style-type: none"> Not within Uptown Encouraged: <ul style="list-style-type: none"> In Center City or aging ML area (built pre-1960)

Minor Map Amendment Criteria found in the **Community Area Plans Program Guide** is carried over into the staff analysis.

Criteria for Neighborhood 2	Description	Site Information
Preferred Minimum Acreage (includes adjacent parcels of the same place type)	4 acres	The site is 9.92 acres.
Preferred Place Type Adjacencies	N1, NAC, CAC, RAC, COMM, CAMP, IMU, PP	The site is adjacent to Neighborhood 1 and Neighborhood 2 Place Types.
Locational Criteria (all considered)	<p>Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor</p> <p>Within ¼ or ½ mile of Activity Center, Campus or Innovation Mixed Use</p> <p>Within Access to Housing Gap (EGF)</p> <p>Remnant parcels</p> <p>Frontage along arterial or major roads</p>	<p>The site is located within a ½ mile of the Neighborhood Activity Center that is centralized along the intersection of Lancaster Highway and Providence Road West. This activity center can be accessed from the site using existing sidewalk infrastructure.</p> <p>The site is <u>located in</u> an Access to Housing Gap.</p> <p>Providence Road West is a minor arterial road.</p>

A Rezoning is typically considered a **Minor Map Amendment if it changes the Placetype on the **Policy Map** from the adopted Placetype.

Staff Analysis Updates:

Policy – PT (Placetype)-5 Criteria Table for N1 Petitions

PT-5 To ensure the scale and massing of new development/redevelopment is compatible with existing development, the following items should be taken into consideration when considering a zoning change within Neighborhood 1 Zoning Districts. The listed items should not be considered a comprehensive list of considerations and other contextual, locational, and site-specific elements may be considered when evaluating the appropriateness of a zoning change within the N1 zoning districts.

- Existing lot pattern in the area of the request,
- Average lot sizes,
- Road frontage classification of the subject parcel(s),
- Location of the subject parcel(s); i.e.- mid-block, corner lot, etc.

PT-5 (Placetype) Policy is in the adopted **Community Area Plans** in the **Creating Complete Communities** section found in all area plans.

PT-5 Criteria	Site Information
Existing Lot Patterns in the Area	The block lacks a consistent lot pattern and includes a mix of uses. In contrast, the adjacent block to the west shows greater residential uniformity.
Average Lot Dimensions	The subject site is significantly larger than nearby residential lots, with a width over 107 feet and an area exceeding 40,000 square feet. Surrounding lots typically range from 60 to 75 feet in width and 9,000 to 11,000 square feet in area.
Road Frontage Classification	Rockford Court is classified as a local street on the Charlotte Streets Map.
Location of the Subject Parcel	The rezoning site sits in a block that is a mix of residential commercial, and institutional uses that front East Woodlawn Road.

Next Steps

- ◀ Continue to audit information to make sure it is understandable
- ◀ Refine how **Community Area Plan**(CAP) priorities are integrated into staff analyses
- ◀ Pilot new staff analyses in **January** for petitions going to public hearing