

Implementing the Charlotte Future 2040 Comprehensive Plan

COMMUNITY AREA PLANNING: PART 1 - APPLICATION

Community Area Planning

Council Priority Alignment

◀ Transportation and Planning

Purpose

◀ Information only

Key Takeaways

◀ Explain how council and the community use the
Community Area Plans

Community Area Planning

Previous Council Communication

- ◀ Jan. 6, 2025: TPD presentation
- ◀ Dec. 2, 2024: Action review

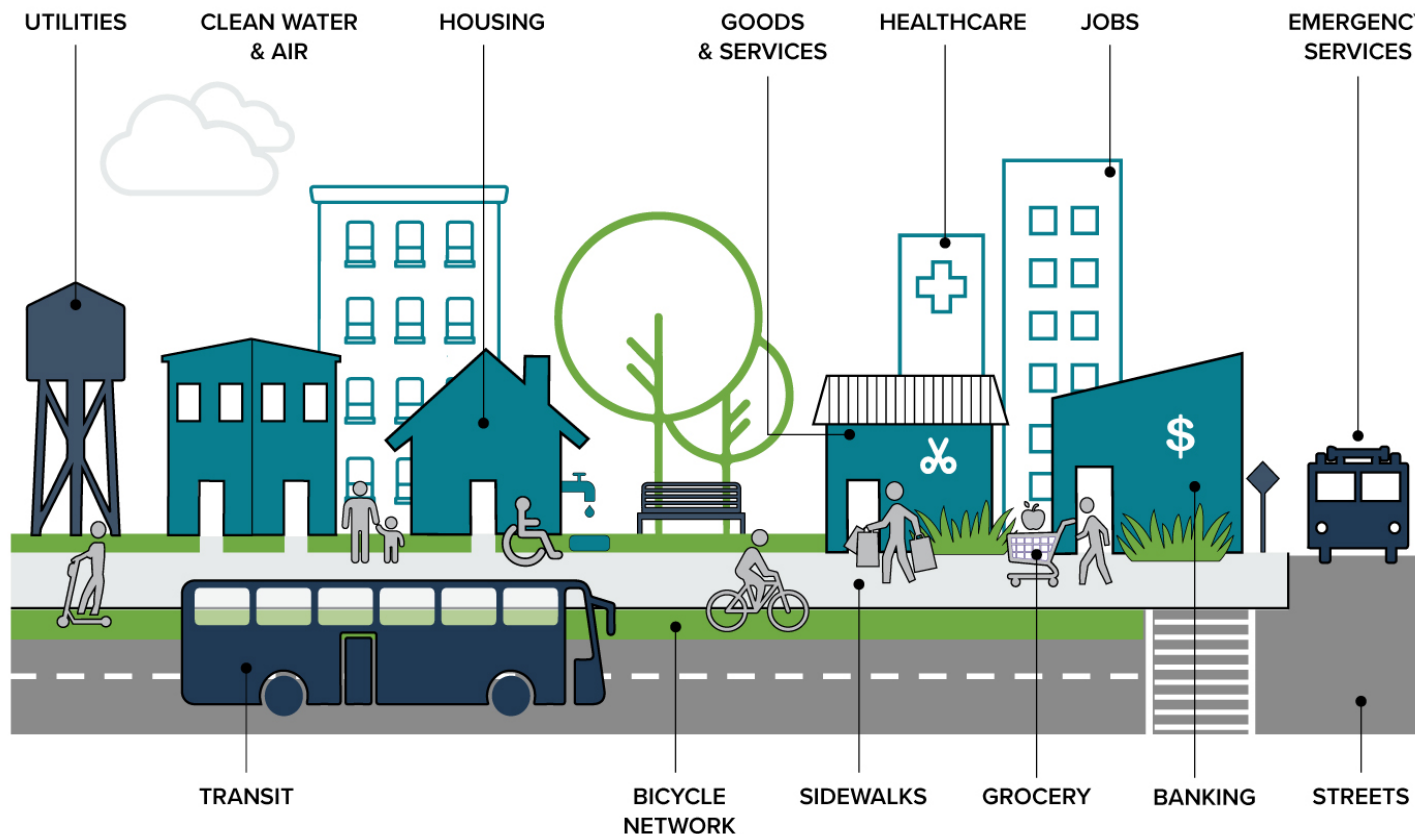
Future Council Action

- ◀ April + May: TPD Committee presentation
- ◀ Late April – Early May 2025: Action review
- ◀ Late April – May 2025: Public comment + Council decision

These Plans are about:

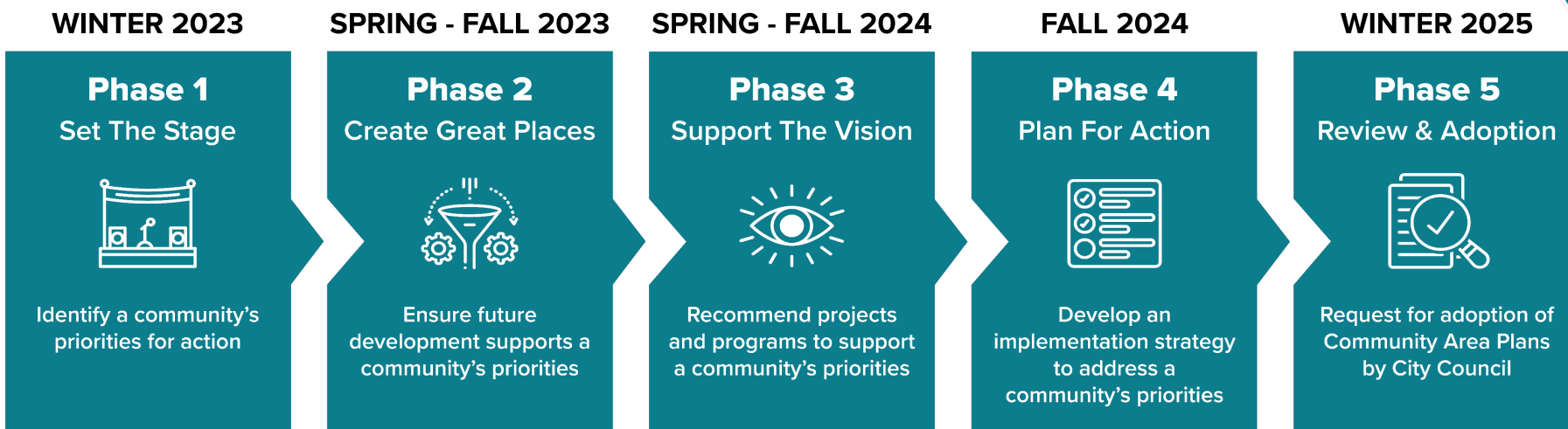
Creating Complete Communities

ELEMENTS OF A COMPLETE COMMUNITY

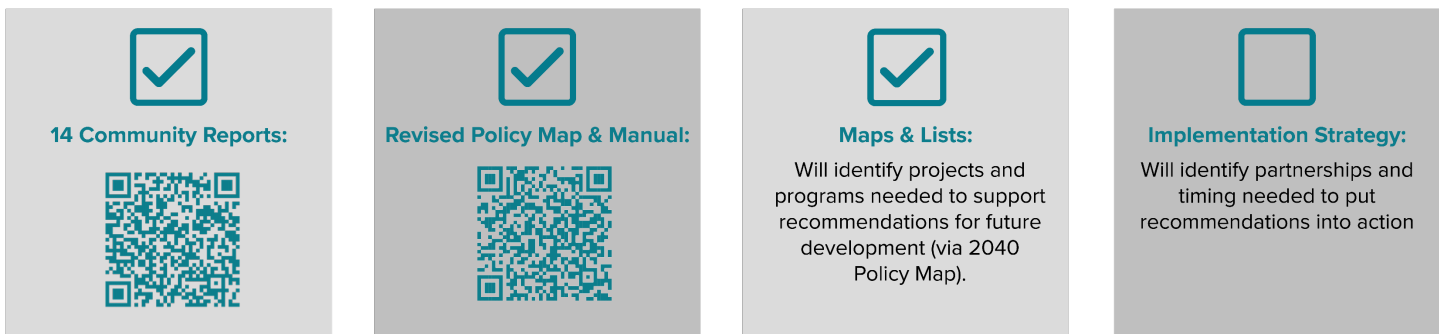




Process



Plan Chapters



We are here

Community Area Plans

Each area is unique and creates Complete Communities in different ways based on:

Community Profile
Community Needs and Goals
Community Input

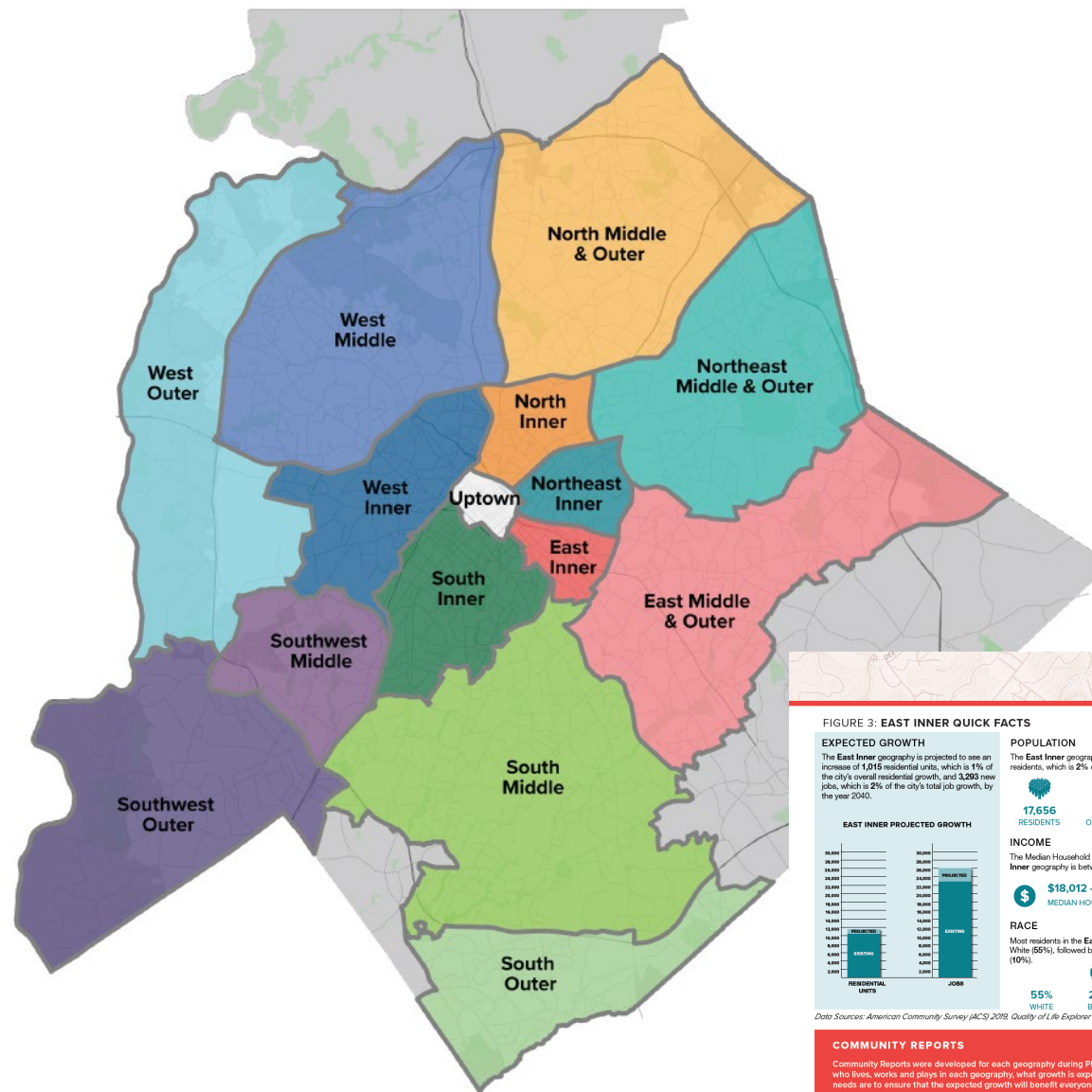
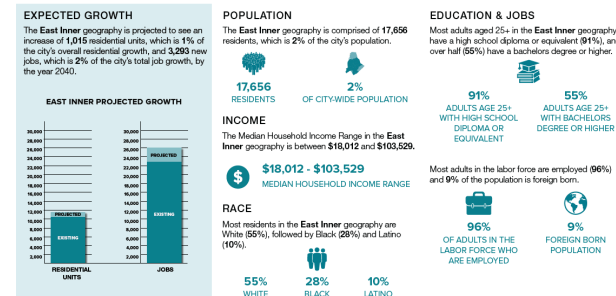


FIGURE 3: EAST INNER QUICK FACTS



Data Sources: American Community Survey (ACS) 2019, Quality of Life Explorer (QOL) 2020, Community Vix Model 2020, CBA Prioritization Matrix 2019

COMMUNITY REPORTS

Community Reports were developed for each geography during Phase 1 of the Community Area Planning Process. These reports outline who lives, works and plays in each geography, what growth is expected for the community by 2040, and what the community's greatest needs are to ensure that the expected growth will benefit everyone.

These reports are available online at www.cltfuture2040.com



How will these plans affect you?

They establish a common set of considerations for all stakeholders

(Council, Community & Developers)

1

2

What You Can Expect From The Plans

PLANS DO:	PLANS DO NOT:
Provide consistent and clear considerations aligned with the City's vision and goals.	Create regulations or laws
Identify the geography's greatest needs and goals	Solve trade-offs between competing needs and goals
Recommend Place Types (i.e. development patterns) to address the geography's needs and goals	Stop development
Identify public investments that support future growth	Provide funding and implementation means overnight

Example: Community Needs & Goals



COMMUNITY NEEDS

The Equitable Growth Framework (EGF) includes one overlay, four metrics, and 27 measures. If an area's access and impact scores are below the City's goal (score 5 or higher), then future development must address the area's greatest needs to ensure growth benefits as many people as possible and helps create a more equitable city.

Vulnerability to Displacement Overlay (VDO) Measures: Poverty Rate, Race, Educational Attainment, Age			
Part of Northeast Inner is within the VDO			

Access to Housing	Access to Jobs	Access to Amenities	Environmental Justice
Measures: Housing Unit Diversity, Housing Cost, Housing Size, Subsidized Housing, Tenure, Level of (Re)Investment	Measures: Proximity to Employment, Commute Shed, Wage Levels, Middle Skill Jobs, Knowledge Based Jobs	Measures: Proximity to Childcare and Early Childhood Education, Parks, Open Space, Trails; Community Facilities, Fresh Food, Health Care & Pharmacies, Financial Services, Internet Service	Measures: Tree Canopy, Impervious Surfaces, Proximity to Heavy Industrial Uses, Proximity to Major Transportation Infrastructure, Floodplain
4	7	5	5

KEY

Scores < 5 = priority 1st Priority 2nd Priority 3rd Priority 4th Priority White Background = not priority

Per the EGF, the Northeast Inner geography's greatest need is to increase access to housing choices.

COMMUNITY GOALS

While it is important to advance all ten of the Charlotte Future 2040 Comprehensive Plan goals across the City, some goals are more of a priority for a geography based on the community's needs for increased access and reduced impacts.

Based on the Northeast Inner's need for increased access to housing choices and proximity to future rapid transit, the following Comprehensive Plan Goals are a priority for the geography:

- Goal 2: Neighborhood Diversity and Inclusion
- Goal 3: Housing Access for All
- Goal 4: Transit- and Trail-Oriented Development (2T-OD)
- Goal 9: Retain our Identity and Charm

GOAL 2: NEIGHBORHOOD DIVERSITY AND INCLUSION

Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.

To create a diversity of housing options, Charlotte will increase the number of Accessory Dwelling Units, missing density units (such as duplexes and triplexes), and small footprint housing units in all neighborhoods. Charlotte will also increase middle density housing options along high performance transit corridors, major thoroughfares, and between low intensity and higher intensity Place Types.

GOAL 3: HOUSING ACCESS FOR ALL

Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.

To preserve existing affordable housing units, Charlotte will manage change within existing neighborhoods. To increase affordable housing units, Charlotte will increase affordable housing opportunities within ½ mile of Activity Centers and high-performance transit. The City will also increase homeownership opportunities, specifically dedicating 10% of future housing trust funds to homeownership, in areas with low Access to Housing Opportunity scores.

GOAL 4: TRANSIT- AND TRAIL-ORIENTED DEVELOPMENT (2TOD)

Charlotte will promote moderate to high intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.

To promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and separated shared-used paths, Charlotte will increase the percentage of households and jobs and encourage maximum build out potential within ½ mile of high-performance transit stations and trail access points. The City will also increase road connectivity, pedestrian crossings, bike infrastructure, and engaging public spaces within two miles of transit stations and trail access points.



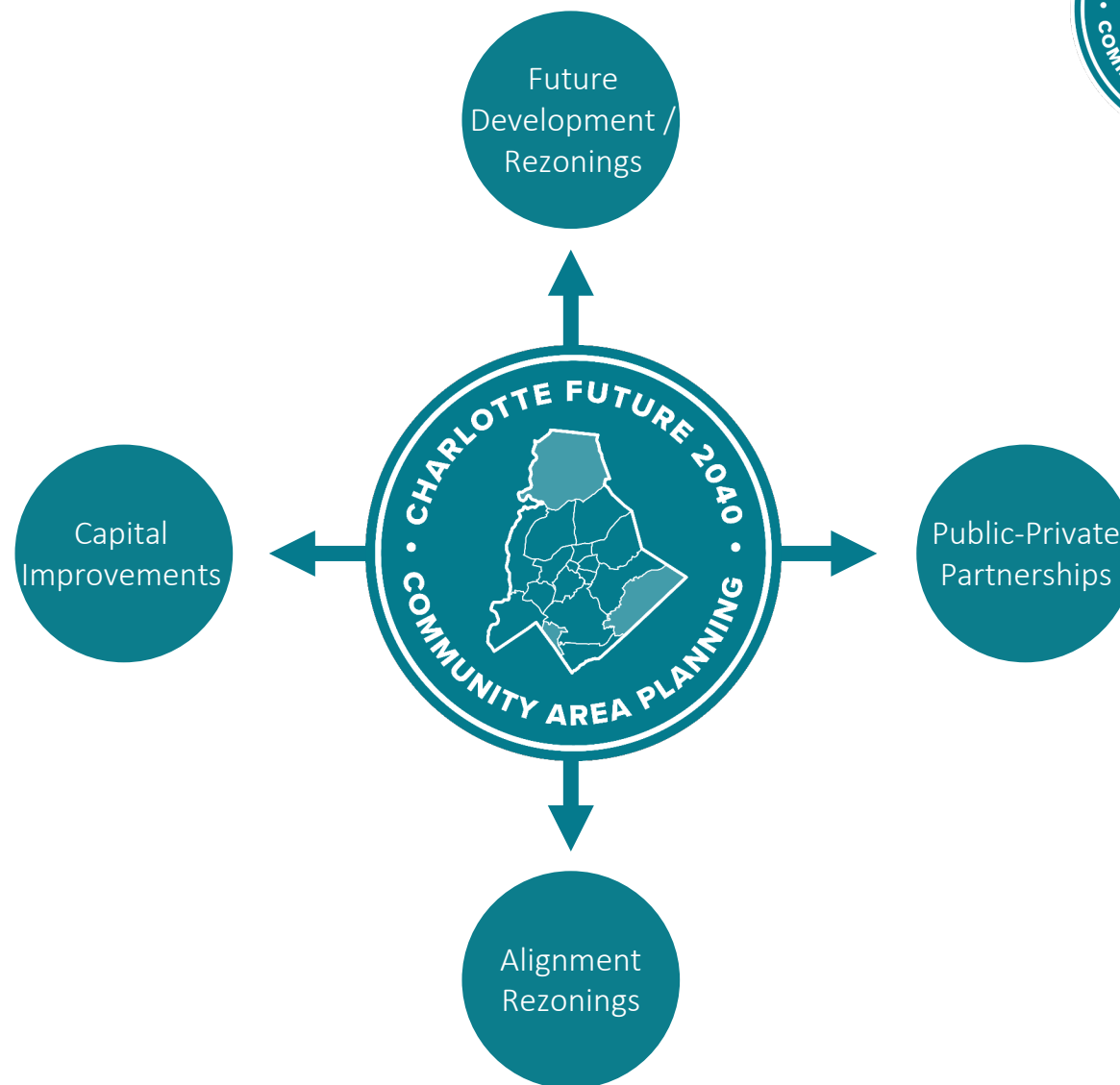
14 Charlotte Future 2040 Community Area Planning

Each Community Area Planning geography has different **needs** and therefore different **goals** and priorities.

Northeast Inner | 15



What Happens After Plan Adoption?

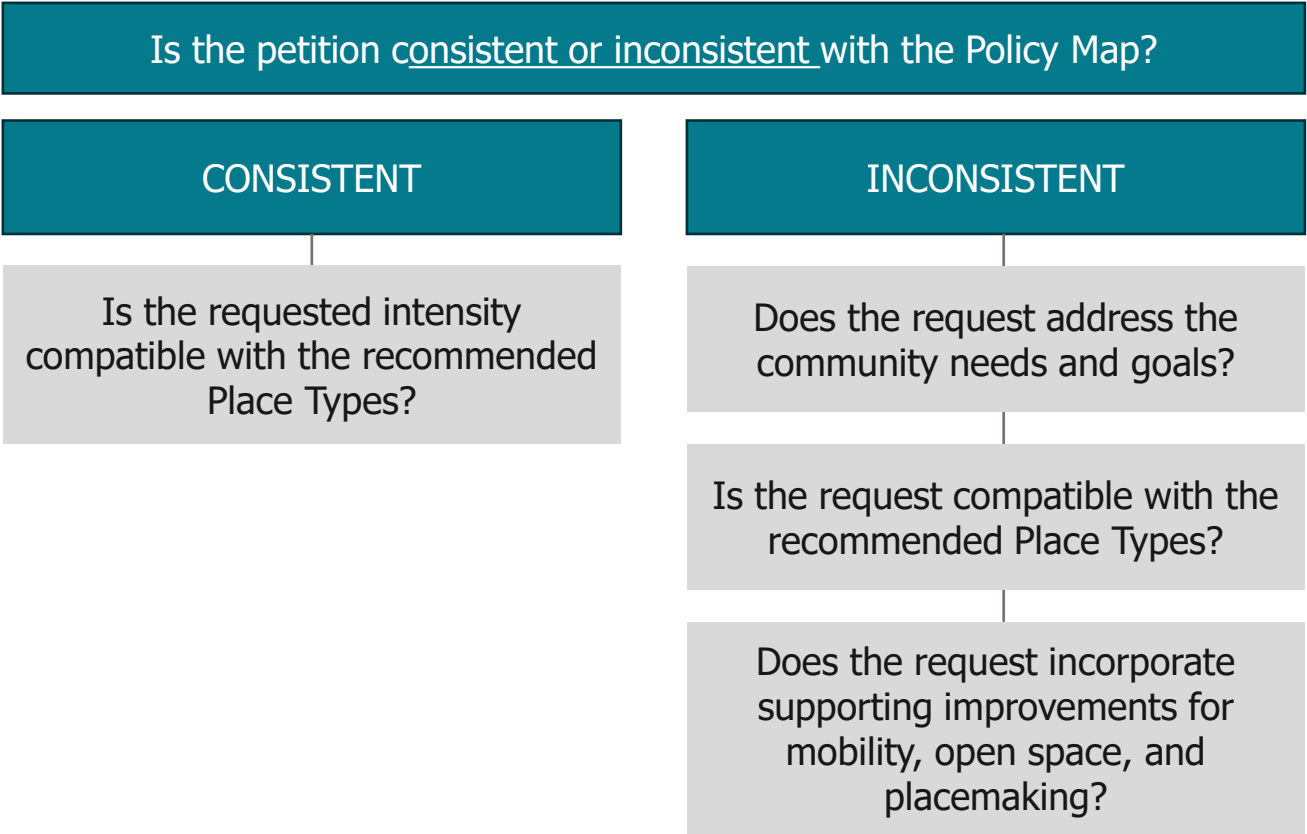


How to use these plans

establishes a common set of considerations for all stakeholders & decision makers: (Council, Community & Developers)



REZONINGS

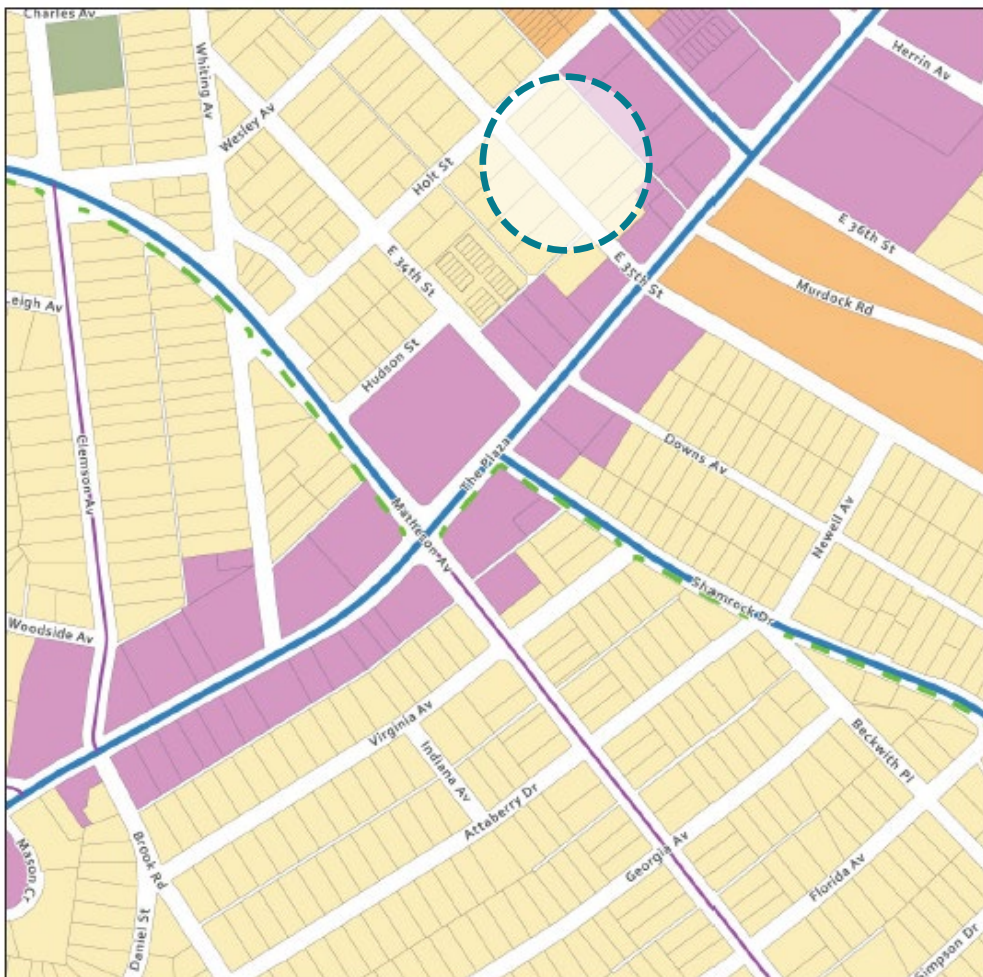


TWO SCENARIOS:

- 1. Maintaining Place Types + Consistent
- 2. Maintaining Place Types + Inconsistent

Scenario One: Maintaining Place Types + Consistent

FUTURE PLACE TYPES AND STREET TYPES



COMMON CONSIDERATIONS

Is the petition consistent or inconsistent with the Policy Map?

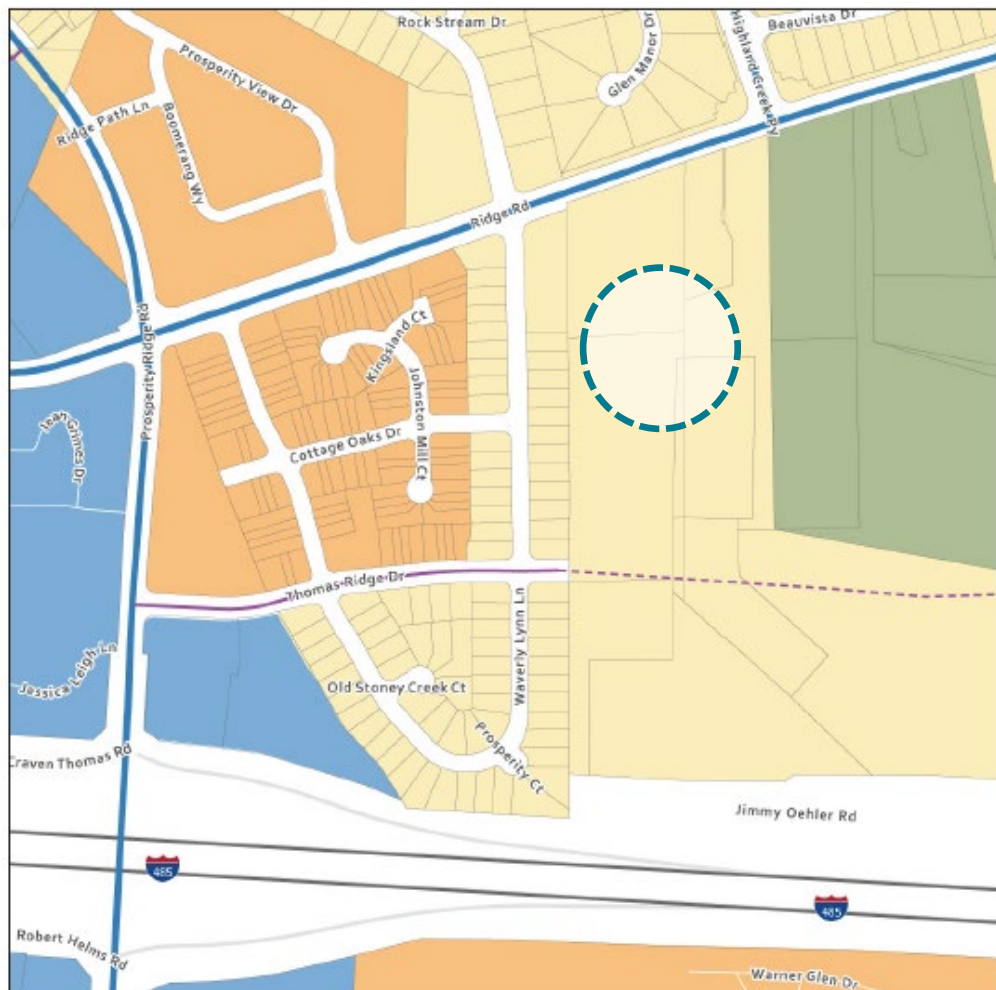
CONSISTENT

Is the requested intensity compatible with the recommended Place Types?



Scenario Two: Maintaining Place Types + Inconsistent

FUTURE PLACE TYPES AND STREET TYPES



COMMON CONSIDERATIONS

Is the petition consistent or inconsistent with the Policy Map?

INCONSISTENT

Does the request address the community needs and goals?



Is the request compatible with the recommended Place Types?

Does the request incorporate supporting improvements for mobility, open space, and placemaking?



The Revised Policy Map designation of N1 reflects the existing development east of Waverly Lynn Lane. Due to the proximity to a Community Activity Center and other variables, this area could evolve into Neighborhood 2 in the future. This concept illustrates how moderate density residential development should relate to and be integrated with established low density neighborhoods.



Charlotte's Planning Approach

Is layered and aligned to ensure
all planning efforts help
accomplish our vision to be
more equitable.

Many tools in our toolbox

Specific Plans address smaller
geographies and focus on
implementation such as transit
station, revitalization, or corridor
plans.





Future Council Action

- ◁ April + May: Part II - Application: TPD presentation
- ◁ Late April – Early May 2025: Action review
- ◁ Late April – May 2025: Public comment + Council decision

1



2



What You Can Expect From The Plans

PLANS DO:	
1	Provide consistent and clear considerations aligned with the City's vision and goals.
	Identify the geography's greatest needs and goals
	Recommend Place Types (i.e. development patterns) to address the geography's needs and goals
2	Identify public investments that support future growth