



CHARLOTTE FUTURE 2040 COMMUNITY AREA PLANNING

PROGRAM GUIDE



Date



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Housing and Neighborhood Services
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Mecklenburg County Park and Recreation
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23 2040 POLICY MAP MANUAL

- WHAT IS THE POLICY MAP?
- HOW TO USE THE POLICY MAP
- UPDATING THE POLICY MAP

See Appendix for “Creating The Policy Map” and “Place Type Details”





INTRODUCTION

PURPOSE OF THIS DOCUMENT

The purpose of this Program Guide is to provide direction for reading and understanding the *Charlotte Future 2040 Community Area Plans*. This document provides a brief overview of the *Charlotte Future 2040 Comprehensive Plan* (Comprehensive Plan), the *Charlotte Future 2040 Policy Map* (Policy Map), and information about the Community Area Planning process, including what the plans are and how they were developed. This guide also provides information on other city- and county-wide policies that either support or are being executed alongside the Community Area Planning process.

CHARLOTTE FUTURE 2040 COMPREHENSIVE PLAN

The *Charlotte Future 2040 Comprehensive Plan* is the community's shared, comprehensive vision to guide the Charlotte's growth over the next 20 years. It is a living document that provides a policy framework that will guide our City's decision-making and investment in both the near- and long-term. The planning process was guided by a focus on equitable growth and included robust public input. As a community-driven Plan, it seeks to address the inequities of the past, and unite Charlotte around a shared set of goals for our future.

The *Equitable Growth Framework* helped inform and shape the *Charlotte Future 2040 Comprehensive Plan*. The Plan was crafted through a lens of equity and with a commitment to thinking of our most vulnerable populations first with a vision of helping our city become a place where all residents can thrive. The *Equitable Growth Framework* uses four metrics and an overlay to evaluate current conditions related to Access to Essential Amenities, Goods and Services; Employment Opportunities, Housing Opportunities, Environmental Justice and Vulnerability to Displacement (see Figure 4).

The Comprehensive Plan goals reflect the voice of our community. They make critical connections between community values, guiding principles and vision elements; articulate key elements of the growth strategy, establish the foundation for complete communities and complete places; and provide the structure for the Plan's Policy Framework (see Figure 5).

Why It Is Important

Charlotte has been one of the fastest-growing cities in the country. This growth has established Charlotte as a vibrant and desirable city; but it has also contributed to many challenges.

Prior to adoption in June 2021, Charlotte did not have a comprehensive plan since 1975. The *Charlotte Future 2040 Comprehensive Plan* is our shared vision to guide Charlotte's growth and development over the next 20 years.

2040 PLANNING APPROACH

Adopted within the Comprehensive Plan is an approach and hierarchy for additional, supportive policies needed to implement Charlotte's vision. The four planning levels are described in Figure 1. The adopted Planning Approach provides guidance for aligning future planning efforts and ensures that all policies support the implementation of the City's vision. It also promotes efficient and effective planning at all levels by building on adopted guidance and recommending additional policies as needed. Finally, the Planning Approach fosters meaningful participation and buy-in from residents, neighborhoods, property owners, business owners, major institutions, and other key stakeholders.

FIGURE 1: LEVELS OF PLANNING



2040 POLICY MAP & MANUAL

The *Charlotte Future 2040 Policy Map* is a companion to the Comprehensive Plan and is a translation of the Plan's place-based policies to specific geographies. It is an important tool that identifies the type and intensity of development that is appropriate throughout Charlotte and is used in multiple decision-making processes related to growth and development. It was adopted by Charlotte City Council on March 2022 and will be updated over time through different processes such as Community Area Planning.

The Policy Map assigns a Place Type designation to each property in the City's jurisdiction. Place Types are a classification system that represents the form of future development, as envisioned by the community. Place Types provide guidance for the mix and proportions of land use, building form and design, mobility, and open space. The Place Type tool was vetted by the community during development of the Comprehensive Plan. There are 10 Charlotte Place Types; each provides guidance for the type and intensity of development that is appropriate (see Figure 6).

The *Policy Map Manual* is a companion to the Policy Map, and it provides additional details about the Policy Map, Place Types, and how the map can be updated over time.

INTRODUCTION

COMMUNITY AREA PLANS

The *Charlotte Future 2040 Community Area Plans* build upon the vision and goals in the Comprehensive Plan and provide more detailed guidance for growth and development. These plans provide detailed guidance for land use, building form and design, transportation, open space, and infrastructure. The guidance within these plans help ensure future growth will increase access to daily goods and services, housing choices, job opportunities and reduce environmental impacts throughout Charlotte.

There are 14 community area planning geographies (see Map 1). This effort uses larger planning boundaries to facilitate conversations among neighborhoods and address major barriers, such as interstates or floodplains. The plan boundaries were created using several considerations including expected population growth, development patterns, and natural boundaries. All 14 plans were developed concurrently to ensure no area was left waiting for this important guidance. The plans are intended to be updated approximately every 10 years.

The engagement strategy for the project was aimed at being equitable and inclusive to ensure all residents have an opportunity to share their voice, see the Community Area Planning Engagement Summary section for more detailed information.

PROCESS

Community Area Plans were developed through a five-phase process that included robust community engagement at every stage (see Figure 2). The outcomes of each phase were shared with the public throughout the project.

IMAGES: CAP WORKSHOPS, 2023



FIGURE 2: **COMMUNITY AREA PLANNING PROCESS**



Phase 1: Set the Stage (Winter 2023)

Community needs were identified based on priorities for increased access and reduced impacts. The Comprehensive Plan goals were then prioritized for each area based on these needs. This work is summarized in the 'Community Profile' and 'Community Needs & Goal' chapters of each CAP.



Phase 2: Create Great Places (Spring - Fall 2023)

Ensured future development supports each community's needs and goals by reviewing and refining the Place Type designations within the *Charlotte Future 2040 Policy Map*. Drafts of the Revised Policy Map were released multiple times throughout the planning process and the outcomes are included in the 'Creating Complete Communities' chapter of each CAP.



Phase 3: Support the Vision (Spring - Fall 2024)

Planned projects and existing programs were identified, along with new initiatives needed to support future growth. Engagement included participation from 22 City and County agencies, and the outcomes are detailed in the 'Supporting the Vision' chapter of each CAP.



Phase 4: Plan for Action (Fall 2024)

Developed an implementation strategy for putting the plan's recommendations into action. Included in the 'Implementation' chapter, the implementation guide outlines specific steps that can be taken by public and private entities to help realize the community's vision.



Phase 5: Review & Adoption (Winter - Spring 2025)

Adoption of Community Area Plans by City Council. Once adopted, these plans will provide guidance for decision making related to land development and capital investments.

IMAGES: **CAP WORKSHOPS, 2024**



HOW TO READ COMMUNITY AREA PLANS

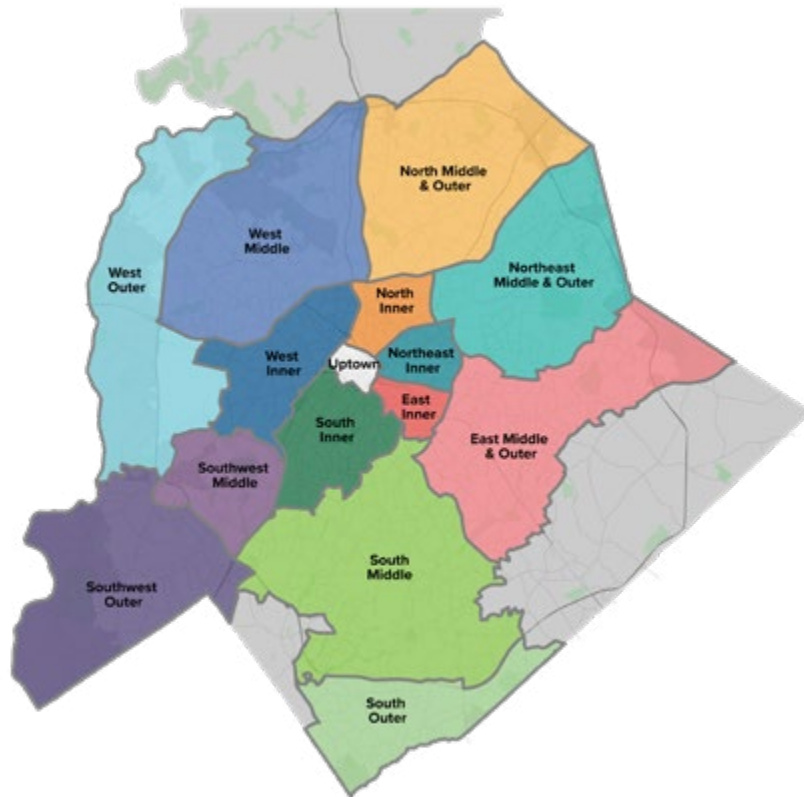
HOW TO READ COMMUNITY AREA PLANS

The 14 Community Area Plans are color coded, see Map 1. Each document is organized into five sections; Community Profile, Community Needs & Goals, Creating Complete Communities, Supporting the Vision, and Implementation.



- COMMUNITY PROFILE
- COMMUNITY NEEDS & GOALS
- CREATING COMPLETE COMMUNITIES
- SUPPORTING THE VISION
- IMPLEMENTATION

MAP 1: COMMUNITY AREA PLANNING GEOGRAPHIES



West Inner

West Middle

West Outer

Southwest Middle

Southwest Outer

South Inner

South Middle

South Outer

North Inner

North Middle & Outer

Northeast Inner

Northeast Middle & Outer

East Inner

East Middle & Outer

COMMUNITY PROFILE

The Community Profile section includes a map, description of existing conditions, summary of demographics and expected residential and job growth for each plan geography.”

COMMUNITY NEEDS & GOALS

The Community Needs & Goals section provides an overview of each geography’s needs based on the *Equitable Growth Framework*. This section also identifies the Comprehensive Plan Goals that are highest priority for the geography based on those metrics.



CREATING COMPLETE COMMUNITIES

The Creating Complete Communities section shows the recommended development pattern for each geography and provides an overview of the recommended Place Types. This section also describes the recommended Place Type changes for the



SUPPORTING THE VISION

The Supporting the Vision section provides the recommended projects and programs for each geography related to transportation infrastructure, parks and open space, community amenities, utilities, and economic development.



MOBILITY



OPEN SPACE



ENVIRONMENTAL
JUSTICE & SUSTAINABILITY



COMMUNITY
CHARACTER



PUBLIC FACILITIES
& SERVICES



NEIGHBORHOOD
TOOLKIT

IMPLEMENTATION

The Implementation Section includes two parts:

- The Implementation Guide is a staff document that outlines specific strategies for various partners, assigns lead agencies, and suggests time-frames for advancing the work.
- The Illustrative Concepts provide a visualization for how areas recommended for change may evolve over time. They demonstrate how existing conditions, policies, and regulations influence development and redevelopment.



RELEVANT PLANS, POLICIES & REGULATIONS

Charlotte has made significant progress in modernizing and broadening our toolbox for managing growth. Planning is an iterative process that requires multiple layers of guidance and direction. The Community Area Planning process works in alignment with the following citywide policies, plans, and regulations. This section outlines the overarching guidance that influenced and shaped the Community Area Plans.

CHARLOTTE FUTURE 2040 COMPREHENSIVE PLAN

**EQUITABLE
GROWTH FRAMEWORK**
(page 11)

PLAN GOALS
(page 12-13)

PLACE TYPES
(page 14-15)

MOBILITY



STRATEGIC
MOBILITY PLAN



TRANSIT
SYSTEM PLANNING



METROPOLITAN
TRANSPORTATION PLAN

OPEN SPACE & SUSTAINABILITY



MECK
PLAYBOOK



STRATEGIC ENERGY
ACTION PLAN

PUBLIC SERVICES



CHARLOTTE
WATER



CHARLOTTE-MECKLENBURG
STORMWATER SERVICES

IMPLEMENTATION



UNIFIED DEVELOPMENT
ORDINANCE



CORRIDORS
OF OPPORTUNITY



EQUITABLE GROWTH FRAMEWORK

The *Equitable Growth Framework* (EGF), defined in the *Charlotte Future 2040 Comprehensive Plan*, is the key organizing element for the Community Area Planning process. It uses four metrics and an overlay to evaluate current conditions related to Access to Essential Amenities, Goods and Services; Employment Opportunities, Housing Opportunities, Environmental Justice and Vulnerability to Displacement, as described below.

FIGURE 3: EQUITABLE GROWTH FRAMEWORK

Access to Essential Amenities, Goods & Services

Access to Essential Amenities, Goods and Services is analyzed using seven measures of proximity to Childcare and Early Childhood Education, Parks, Open Space and Trails, Community Facilities, Fresh Food, Healthcare and Pharmacies, Financial Services and Internet Service.

Access to Housing Opportunities

The Access to Housing Opportunities index identifies areas where the housing stock does not provide opportunities for all residents to live, with Housing Opportunity defined as the ability for residents of all income, household compositions, and life stages to access housing options that meet their needs and economic conditions.

Access Employment Opportunities

The Access to Employment Opportunity index identifies areas with a lack of employment opportunities for residents, with Employment Opportunity defined as the ability for residents to live proximate to jobs that are attainable for a variety of residents and provide a living wage.

Environmental Justice

Environmental Justice (EJ) seeks to minimize and equalize effects of environmental hazards among the entire community regardless of income, ethnicity or race.

Areas Vulnerable to Displacement

The Areas Vulnerable to Displacement overlay identifies concentrations of residents that are vulnerable to being negatively impacted by change. The analysis identifies residents that have characteristics that tend to make them more vulnerable to potential displacement. Unfortunately, the same characteristics that make certain populations susceptible to displacement are used in identifying whether environmental impacts are justly distributed.



The Equity Metrics are based upon the most accurate and up-to-date data available at the time of the Comprehensive Plan drafting. For more information on the sourced data, see “A. Equitable Growth Framework Manual,” [cltfuture2040plan.com](https://cltfuture2040plan.com/a-equitable-growth-framework-manual/), City of Charlotte, 2021, <https://cltfuture2040plan.com/a-equitable-growth-framework-manual/>

RELEVANT PLANS, POLICIES & REGULATIONS



2040
COMPREHENSIVE
PLAN

PLAN GOALS

The Comprehensive Plan goals reflect the voice of our community, they are the foundation for growth in the city. They make critical connections between community values, guiding principles and vision elements; articulate key elements of the growth strategy and establish the foundation for complete communities and complete places; and provide the structure for the Plan's Policy Framework.



GOAL 1: 10-MINUTE NEIGHBORHOODS

All Charlotte households will have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040.



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.



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.



GOAL 4: TRANSIT AND TRAIL ORIENTED DEVELOPMENT

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.



GOAL 5: SAFE AND EQUITABLE MOBILITY

Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit, bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services, and the region.



**GOAL 6:
HEALTHY, SAFE,
AND ACTIVE
COMMUNITIES**

All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and health care services.



**GOAL 7:
INTEGRATED
NATURAL AND BUILT
ENVIRONMENTS**

Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure.



**GOAL 8:
DIVERSE AND
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.



**GOAL 9:
RETAIN OUR
IDENTITY AND
CHARM**

Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.



**GOAL 10:
FISCALLY
RESPONSIBLE**

Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth.

RELEVANT PLANS, POLICIES & REGULATIONS



PLACE TYPES

The *Charlotte Future 2040 Policy Map* is the translation of the Comprehensive Plan's place-based policies to specific geographies. The map provides citywide direction for balancing future needs and opportunities and protects priorities while providing opportunity for growth. It aligns future growth with infrastructure capacity and improves access to all areas.



NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



NEIGHBORHOOD ACTIVITY CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



**INNOVATION
MIXED-USE**

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



**MANUFACTURING
& LOGISTICS**

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



**REGIONAL ACTIVITY
CENTER**

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

RELEVANT PLANS, POLICIES & REGULATIONS

MOBILITY



STRATEGIC MOBILITY PLAN

The Charlotte Department of Transportation (CDOT) adopted the *Strategic Mobility Plan* (SMP) in June 2022. The SMP outlines a vision to provide safe and equitable mobility choices for people of all ages and abilities. The SMP integrates existing plans and policies into one single plan and establishes new objectives, policies, strategies, and actions that implement the vision of the *Charlotte Future 2040 Comprehensive Plan*. Through this plan, Charlotte will continue our commitment to Vision Zero, establish a 50-50 mode share aspiration, expand transit throughout our city, and prepare for the future of mobility.

CHARLOTTE STREETS MAP

The Charlotte Streets Map (adopted 2022) is an important city-wide mobility policy map that shows the multi-modal vision for each arterial street. The Streets Map provides guidance for public and private investments to plan and protect for the envisioned future multi-modal street network.



2040 TRANSIT SYSTEM PLAN

CATS is embarking on an update to the current *2030 Transit System Plan* with a goal to integrate current strategies, including the *Better Bus Plan* and the *2030 Transit System Plan*, into a cohesive and balanced framework for service and investment. This will be a comprehensive approach that combines many aspects of the transit vision. The *Better Bus Plan* will be the foundation of the Transit System Plan Update – bus service will continue to be the backbone of how CATS will meet the essential mobility needs of the community. CATS will also update the *Rapid Transit Corridor System Plan* to create a balanced program of bus and rail improvements.

The starting point for the *Transit System Plan* update will be the MTC's adopted plans, the *Envision My Ride/Better Bus Plan* and the *2030 Corridor System Plan*. Through the update process, CATS will develop an integrated plan that outlines the goals and priorities for the transit program for the next 30 plus years.



METROPOLITAN TRANSPORTATION PLAN

The Charlotte Regional Transportation Planning Organization (CRTPO) is the federally designated Metropolitan Planning Organization (MPO) for the Charlotte Urban Area. Within its established three-county planning area of Iredell, Mecklenburg, and Union counties, the CRTPO leads transportation planning efforts and supports 24 member jurisdictions through collaboration on various initiatives and the allocation of federal transportation funds. The CRTPO partners with its member jurisdictions, the North Carolina Department of Transportation (NCDOT), and the Federal Highway Administration (FHWA) to carry out the metropolitan transportation planning process. Significant activities include identifying priority projects, allocating federal funds equitably, monitoring performance, and implementing strategies to enhance the transportation system. The CRTPO staff are located within the Regional Transportation division in the City's Planning, Design, and Development department.

OPEN SPACE & SUSTAINABILITY



MECK PLAYBOOK

Meck Playbook (adopted December 2021) uses the four Guiding Principles of Commit to Equity, Evolve and Grow, Tell More Stories, and Move Beyond Boundaries

to develop comprehensive, system-wide recommendations to enhance and improve how Mecklenburg County Park and Recreation will serve the residents of Mecklenburg County. Each Principle includes four to five goals supported by strategies. These goals and strategies provide clear direction on actions that should be taken over the next 10 years and methods to measure progress.



STRATEGIC ENERGY ACTION PLAN

In June 2018, the '*Sustainable and Resilient Charlotte by 2050 Resolution*' was unanimously passed by City Council. This resolution set ambitious municipal and community-wide greenhouse gas emissions reduction goals for the City of Charlotte. Specifically, it strives to have city fleet and facilities be fueled by 100% zero-carbon sources by

2030. It also set a community-wide goal for Charlotte to become a low-carbon city by 2050 by reducing greenhouse gas emissions to less than two tons of carbon dioxide equivalent per person, annually. Lastly, it called for a *Strategic Energy Action Plan* (SEAP) to determine how Charlotte would reach these two goals. The SEAP was developed in partnership with city staff and community stakeholders and was unanimously adopted by City Council in December of 2018. The Office of Sustainability and Resilience directs and collaborates on citywide actions to achieve City Council's goals to reduce carbon emissions both at the municipal level and community-wide. The City of Charlotte has begun reviewing and updating the SEAP to reflect next steps needed to reach its goals.

PUBLIC SERVICES



CHARLOTTE WATER & CHARLOTTE-MECKLENBURG STORM WATER SERVICES

Public facilities and services are essential, and as the City grows, their timely planning and coordination are crucial to maintaining the high quality of life that residents expect.

The Community Area Planning process involved key public service providers, including water and sewer, stormwater, police, fire, parks, and schools, to ensure all agencies had access to consistent growth projections and understood how growth would be distributed across the City, as outlined in the Policy Map. By utilizing a shared data set, providers can forecast high-growth areas and align their system planning to meet future demands. This collaborative approach enables each provider to maintain existing public facilities and effectively plan for future needs.

RELEVANT PLANS, POLICIES & REGULATIONS

IMPLEMENTATION



UNIFIED DEVELOPMENT ORDINANCE

Charlotte's *Unified Development Ordinance* (UDO) simplifies, consolidates, and updates the regulations that guide Charlotte's development into a single document. In addition, the UDO aligns these standards with the vision of the *Charlotte Future 2040 Comprehensive Plan* and other adopted City policies. This ordinance also makes development standards easier to understand through the increased use of common language and graphics. The UDO was adopted in August 2022 and became effective June 2023.

UDO & PLACE TYPES

The UDO Zoning Districts and Place Types are designed to work together to help realize the community's vision for growth and development. There is at least one UDO Zoning District for each of the 10 Place Types (see Table 1: Place Types & Permitted UDO Zoning Districts on page 31).



CORRIDORS OF OPPORTUNITY

Charlotte's Corridors of Opportunity (COO) program is the City's coordinated and strategic investment to foster thriving communities for residents and businesses, build lasting legacies, and grow communities equitably. The program targets six historically underinvested corridors to address concentrated areas of need effectively. The identified corridors—Albemarle/Central, Beatties Ford/Rozzelles Ferry, North Tryon/North Graham, West Sugar Creek, West Boulevard, and Wilkinson/Freedom—each have a unique strategy developed in collaboration with the community to ensure holistic and equitable investment. Corridors of Opportunity implements projects, programs, and partnerships that advance six of the ten goals of the *Comprehensive Plan*. The program operates cross-collaboratively and across agencies and institutions to guide public, private and philanthropic investments into each community.

CORRIDORS PLAYBOOKS

Corridor Playbooks provide a unique guide for investment and support within each corridor community. The playbooks are co-created with community stakeholders through an intentional engagement process. The strategic document is used by the City and other partners to understand the community's priorities and lists programs, projects and partnerships that align with the community's vision for growth.



ENGAGEMENT SUMMARY

The Community Area Planning engagement strategy was aimed at being **equitable** and **inclusive** to ensure all residents have an opportunity to share their voice. The strategy included 3 types of engagement tactics to be successful: Constant, Coordinated, and Collaborative.

CONSTANT | TACTICS & OUTCOMES

The **CONSTANT** engagement tactics were intended to provide a variety of virtual options for stakeholders to interact with the project, at any time and from any place. Tactics used included:

- Website
- Story Maps
- Social Platforms
- Videos
- Door Hangers
- Yard Signs
- Printed Materials
- Emails & Newsletters

WEBSITE
131,587 visits

STORY MAPS
1,024 views

VIDEOS
4,340 views

SOCIALS
2,979 likes
165 comments
539 shares
4,196 followers

EMAIL & NEWSLETTERS
49,648 opens
5,774 shares
36,563 recipients

COORDINATED | TACTICS & OUTCOMES

The **COORDINATED** engagement tactics were intended to provide a variety of in-person engagement opportunities to reach stakeholders in their community. These tactics recognize under-served populations need thoughtfully tailored opportunities to meet their needs so they can participate in the planning process. Tactics used included:

- Workshops
- Library Office Hours
- Focus Groups
- Neighborhood Meetings
- Cultural Events
- City Staff Workshops
- Other Meetings

SPRING & FALL WORKSHOPS
50 Workshops
770 Participants
1,787 Comments

FOCUS GROUPS
50 participants
6 meetings

LIBRARY OFFICE HOURS
1,040 Office Hours
180+ Interactions

OTHER MEETINGS
61 Meetings
3,097 Interactions

COLLABORATIVE | TACTICS & OUTCOMES

The **COLLABORATIVE** engagement tactics were intended to ensure City and County partners were involved in the planning process. Tactics used included presentations shared at:

- City Council
- Planning Commission
- Planning Committee
- Transportation Planning Development Committee
- Joint Use Task Force Implementation Subcommittee

PRESENTATIONS SHARED AT

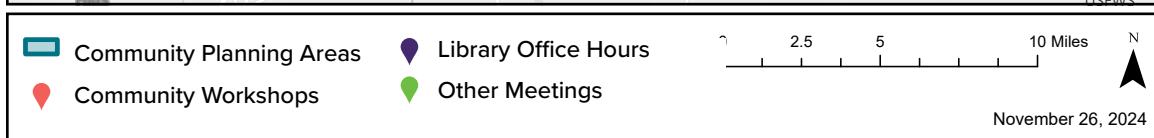
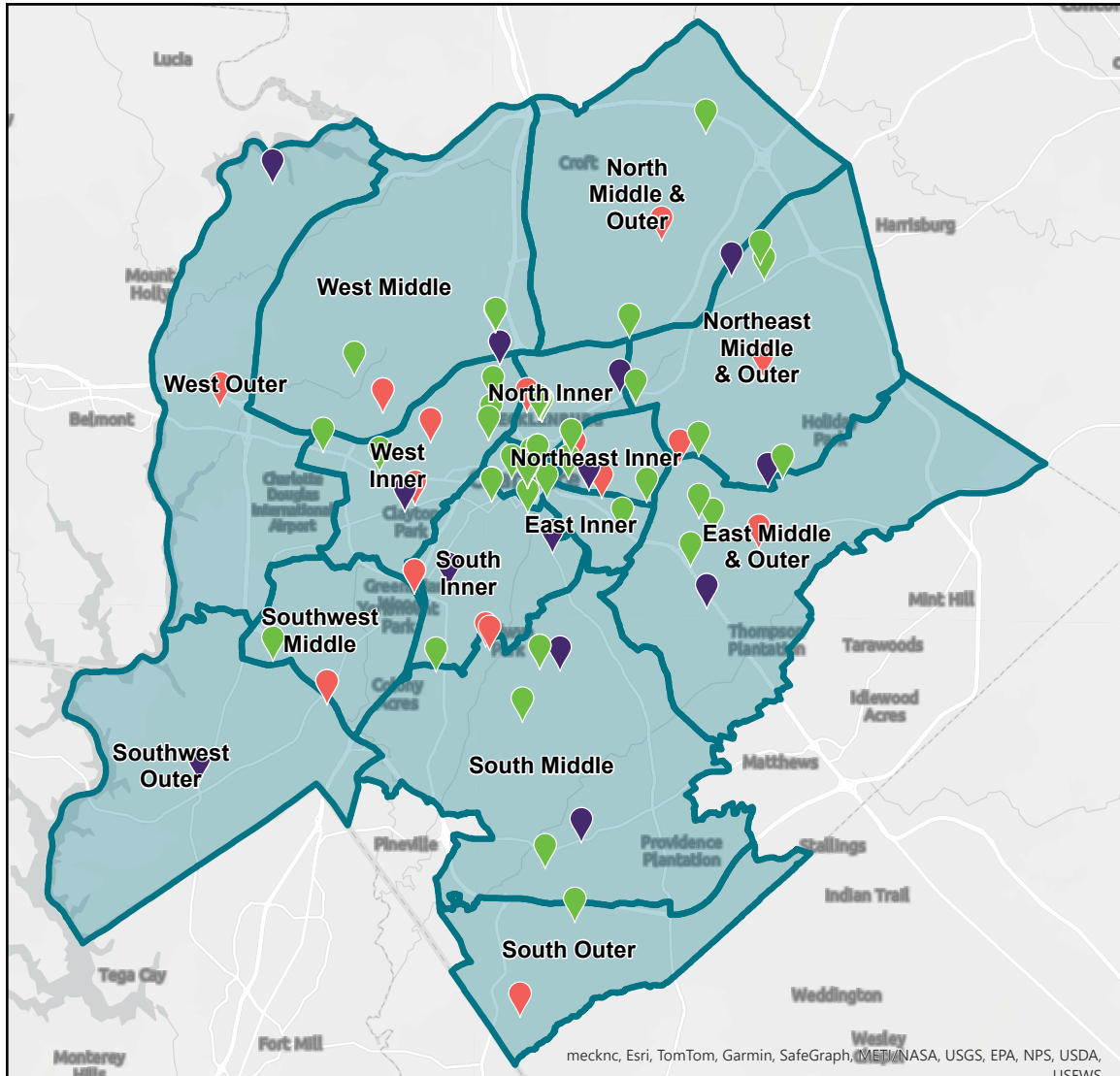
6
City Council
Meetings

12
Planning
Commission
Meetings

22
Planning
Committee
Meetings

9
Joint Use
Task Force
Meetings

MAP 2: COMMUNITY ENGAGEMENT MAP



WHERE WE'VE BEEN

Map 2 shows the geographic reach of in-person CAP engagement efforts since January 2023.



ENGAGEMENT SUMMARY

REACHED

400,000+
people

(all interactions, including online and social media reach)

INTERACTED WITH

6,000+
people

(in person interactions)

RECEIVED

1,700
comments

(in person interactions and online StoryMaps)

HOW THESE PLANS AFFECT YOU



Residents



Developers



**Elected or
Appointed Officials**

**The Community Area
Plans will:**

1) Identify the greatest needs for each geography.	This helps residents advocate for private and public support.	This provides guidance on how developers can help address the unique challenges of an area.	This can guide decisions on the supportive programs and initiatives required in the area.
2) Identify the type and intensity of development (i.e. Place Type) needed to address the geography's needs.	This provides the community a clear vision of how the area is expected to change overtime.	This provides a clear understanding of the development that aligns with the City's vision.	This aids elected and appointed officials in evaluating development proposals.
3) Identify public investments needed to support future growth.	This provides a clear understanding of Charlotte's long-term investment strategy.	This provides a clear understanding of Charlotte's investment strategy.	This provides guidance on how to prioritize the allocation of public funds and resources.

CHARLOTTE FUTURE

2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

POLICY MAP MANUAL



EQUITABLE



WHAT IS THE POLICY MAP?

OVERVIEW

The *Policy Map Manual* presents all of the information about the Place Types, Policy Map, and amendment/update process in one location. It provides additional detail and supporting graphics to help further articulate the aspirational characteristics of Place Types in Charlotte, how they are applied to the Policy Map, and how the map can be updated.

- The Manual begins with an introduction to the Policy Map including what it is, an overview of the Place Types on the map, and the relationship between Place Types and zoning districts.
- The Manual then provides an overview of how to use the Policy Map, including scenarios for residents, business owners, developers, City staff, and elected or appointed officials.
- The “Updating the Policy Map” section reviews procedures such as minor and major amendments to the Policy Map.

The Appendix includes the original mapping methodology, as well as updates completed during the 2023-2024 Community Area Planning process. It also includes the Place Type Details, which consists of multi-page guides with graphic visualizations for each Place Type and guidance on Place Type patterns and transitions. Please note that references to more specific parameters within this manual are intended to communicate general ranges and high-level expectations. Specific standards, limitations, and requirements are provided by zoning districts and other sections of the *Unified Development Ordinance* (UDO).

ABOUT THE POLICY MAP

The *Charlotte Future 2040 Policy Map* (Policy Map) is a companion to the *Charlotte Future 2040 Comprehensive Plan* and is a translation of the Plan's place-based policies to specific geographies. It is an important tool that identifies the type and intensity of development that is appropriate throughout Charlotte and is used in multiple decision-making processes related to growth and development.

The Policy Map provides citywide direction for balancing Charlotte's future needs and opportunities. Through its recommendations for future development the Policy Map:

- Protects priorities such as established neighborhoods while providing opportunities for growth.
- Improves access to housing choices and job opportunities in under-served areas.
- Aligns future growth with environment and infrastructure capacity.

The first iteration of the Policy Map also systematically updated outdated land use policies in approximately 65% of the community, provided a basis for 2023-2024 Community Area Planning, and serves as an organizing framework for the Alignment Rezoning initiative. Charlotte City Council adopted the Policy Map on March 28, 2022. As conditions in the City and needs change, the Policy Map will be updated through recurring efforts such as Community Area Planning and other planning studies and rezonings, which may be initiated by property owners or the City.

The Policy Map assigns a Place Type designation to each property in the City's jurisdiction. There are 10 Charlotte Place Types; each provides guidance for the type and intensity of development that is appropriate. The Place Types also correspond with one or multiple zoning districts that provide specific development standards such as permitted height, required lot size, setbacks, and permitted uses. Through the Alignment Rezoning initiative, the Charlotte Zoning Map will be updated and aligned (where feasible) with the 2040 Policy Map.

The Comprehensive Plan (with accompanying Policy Map) and UDO (with accompanying Zoning Map) were developed together to create a strong connection between the community's vision and its regulatory tools that help make the vision a reality. These linked policies and regulations also make future development more predictable and transparent for all stakeholders.

FREQUENTLY ASKED QUESTIONS



WHAT IS THE POLICY MAP?

The *Charlotte Future 2040 Policy Map* is a companion to the *Charlotte Future 2040 Comprehensive Plan* and is a translation of the plan's place-based policies to specific geographies.



HOW IS THE POLICY MAP USED?

It identifies the type and intensity of development that is appropriate throughout city and is used in multiple decision-making processes such as future zoning decisions and capital investments.



HOW IS THE POLICY MAP UPDATED?

The Policy Map can be amended through three processes: Planning-Related Updates, Minor Map Amendments, or Major Map Amendments. Each process is explained in more detail in the "Updating the Policy Map" section of the manual.



HOW WAS THE POLICY MAP CREATED?

A mapping methodology was created to apply the Comprehensive Plan's place-based policies to the City. The map was then refined through extensive community conversations.



WHAT ARE THE PLACE TYPES?

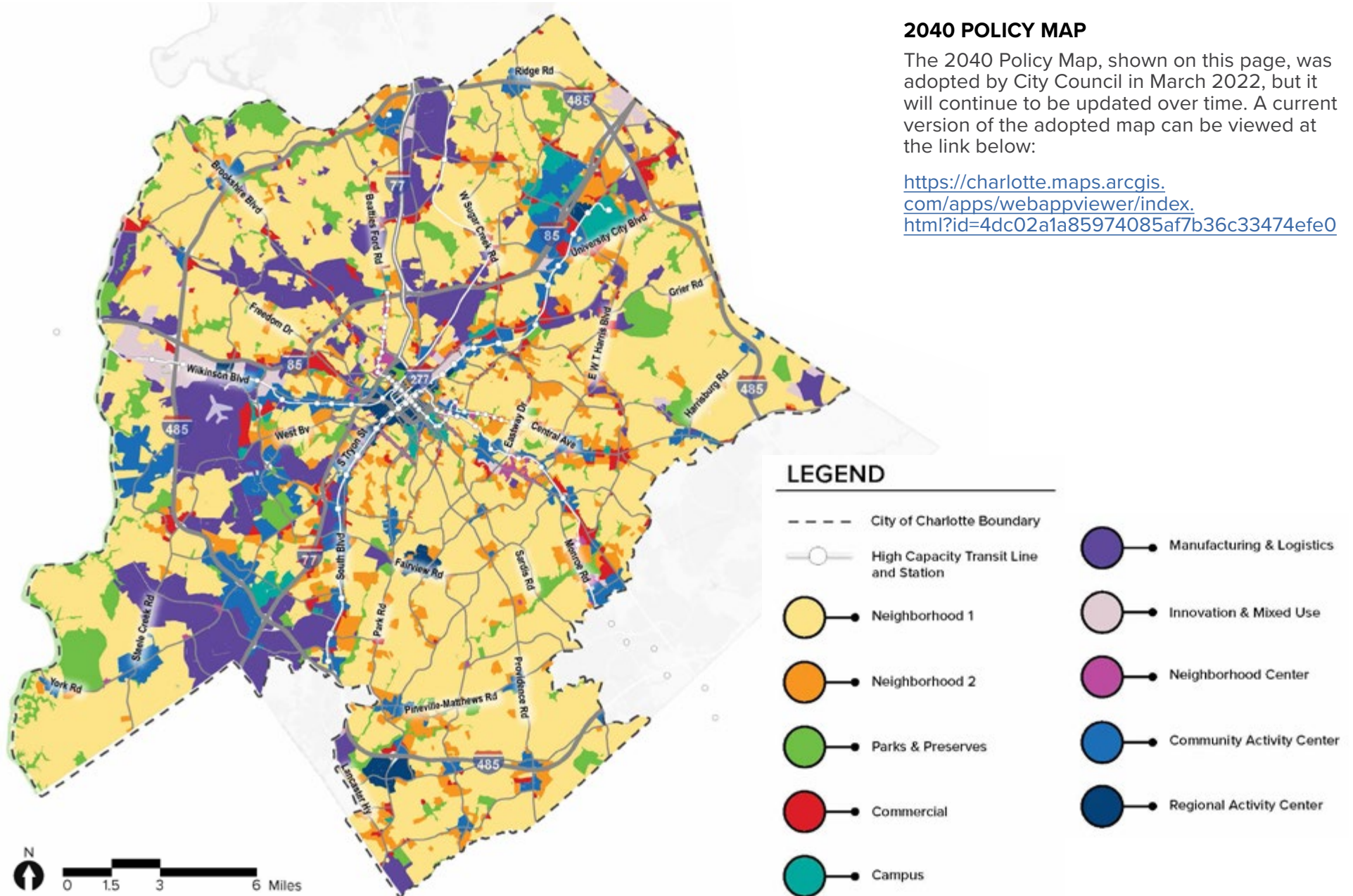
Place Types are a classification system that provides guidance on the land uses, transportation amenities, and building form that is appropriate for an area.



2040 POLICY MAP

The 2040 Policy Map, shown on this page, was adopted by City Council in March 2022, but it will continue to be updated over time. A current version of the adopted map can be viewed at the link below:

<https://charlotte.maps.arcgis.com/apps/webappviewer/index.html?id=4dc02a1a85974085af7b36c33474efe0>



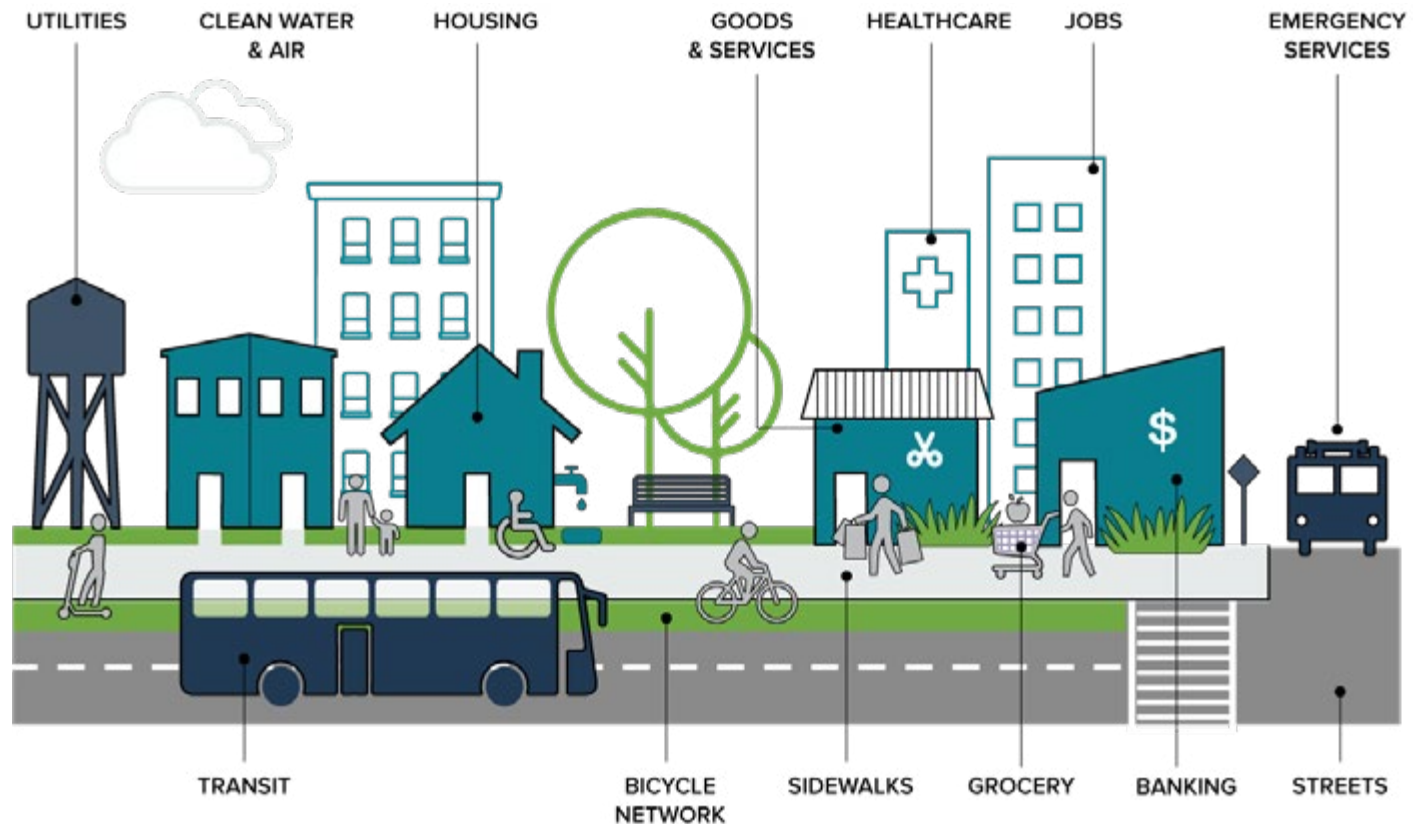
PLACE TYPES

Place Types are a classification system that represents the form of future development, as envisioned by the residents of Charlotte. Place Types provide guidance for the mix and proportions of land use, building form and design, mobility, and open space. The Place Type tool was vetted by the community during development of the *Charlotte Future 2040 Comprehensive Plan*. These Place Types, in turn, provide the policy-level guidance that informed the City's *Unified Development Ordinance* (UDO). The high-level policy guidance for each Place Type is described in the following sections.



Complete Communities

To achieve the goal of truly Complete Communities, the *Charlotte Future 2040 Comprehensive Plan* uses Place Types, which provide direction beyond just land use at the parcel level. A Place Type conceptualizes a place more holistically and at a larger scale, incorporating guidance for land use, transportation, layout, and design. The Place Typology defines a set of Places that are unique and authentic to the community and its needs.



Components of a Place Type

There are several components of the Place Types guidance provided in this manual. These are the categories that are used to organize the direction for each of Charlotte's places. More detailed guidelines for the Place Types can be found in the Appendix. Each category is described in further detail below:

1. Land Use:

- Land Use lays out the primary and secondary uses that will be found in each Place, as well as any supporting uses. This section also provides some guidance as to how those uses may be laid out within a Place Type, for example, where there should be higher or lower density development of the specified land uses.

2. Character:

- This category gives a broad picture of the characteristics that make the Place Type identifiable, such as the general building type, lot size, public space, and layout.

3. Building Design:

- This category establishes direction for the form, placement, and orientation of buildings within a Place Type. This includes recommendations for building height, style, step backs, and interface with the public realm.

4. Mobility:

- Mobility describes how people travel to and within Place Types. This category includes guidance for the street network, pedestrian and bicycle facilities, transit facilities, access, and mode share for each Place Type.

5. Open Space:

- Open space describes the types of green spaces typically located within a Place Type, including private open space, public open space, parks, greenways, green infrastructure and natural or preservation areas. It also indicates how prevalent these types should be.

Charlotte Place Types

Through many rounds of public input and revision, 10 distinct Place Types were established for the City of Charlotte. These Place Types represent the types of development and land uses that currently exist in Charlotte, as well as the aspirational character for those types. These Place Types can generally be organized into the categories of the neighborhoods where we live (Neighborhood 1, Neighborhood 2, and Parks and Preserves), the employment areas where we work (Commercial, Campus, Manufacturing & Logistics, and Innovation Mixed-use), and centers where we shop, dine, and play (Neighborhood Center, Community Activity Center, and Regional Activity Center).



NEIGHBORHOOD 1:

- Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or (Accessory Dwelling Units) ADUs.



NEIGHBORHOOD 2:

- Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



PARKS & PRESERVES:

- Parks & Preserves serve to protect public parks and open space while providing rest, recreation, and gathering places for Charlotteans.



COMMERCIAL:

- Commercial places are primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



CAMPUS:

- Campuses are a relatively cohesive group of buildings and public spaces that are all serving one institution such as a university, hospital, or office park.



MANUFACTURING & LOGISTICS:

- Manufacturing & Logistics places are employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



INNOVATION MIXED-USE:

- Innovation Mixed-Use places are vibrant areas of mixed-use and employment, typically in older urban areas, that capitalize on Charlotte's history and industry with uses such as light manufacturing, office, studios, research, retail, and dining.



NEIGHBORHOOD CENTER:

- Neighborhood Centers are small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



COMMUNITY ACTIVITY CENTER:

- Community Activity Centers are mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



REGIONAL ACTIVITY CENTER:

- Regional Activity Centers are large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.



PLACE TYPE TO ZONING DISTRICT RELATIONSHIP

The Charlotte Future 2040 Comprehensive Plan (with accompanying Policy Map) and Unified Development Ordinance (with accompanying Zoning Map) were developed together to create a strong connection between the community's vision and its regulatory tools that help make the vision a reality. The range of Place Types identified within the Comprehensive Plan and mapped in the Policy Map provide guidance for the type and intensity of development desired in the future. **Each Place Type corresponds with one or multiple zoning districts within the Unified Development Ordinance (UDO).** Zoning districts provide the specific development standards (or rules) required on a site, such as permitted building height, required lot size, setbacks, and permitted uses.

The intention is for Place Type designations and zoning districts to be aligned (or matched). This means, if a site is designated as a Neighborhood 2 place type, then the site should be aligned with one of the three Neighborhood 2 zoning districts. One noteworthy exception, all zoning districts are permitted within the Parks and Preserves place type. Additionally, TOD zoning districts are permitted with Centers and Innovation Mixed Use.

While several zoning districts may be permissible within a Place Type, zoning districts should be applied in a context-sensitive manner to provide appropriate transitions between different development intensities. Transitions between different development intensities was considered during development of the Policy Map (see Adjacencies, Place Type Details) but ideal transitions were not always possible due to existing conditions or other constraints. **Zoning districts can provide more nuanced transitions between certain Place Type adjacencies** (as outlined on the next page). For example, in areas where a Community Activity Center is adjacent to Neighborhood 1, the lower density CAC-1 zoning district is appropriate over the more intense CAC-2 district.

Zoning districts can provide more nuanced transitions between certain Place Type adjacencies or within a large area with a single Place Type designation (as shown in Table 1 & Table 2). For example, in areas where a Community Activity Center is adjacent to Neighborhood 1 (Table 2), the lower density CAC-1 zoning district is more appropriate than the more intense CAC-2 district (Table 1). Similarly, within a large area designated as Neighborhood 1, N1 zoning districts should transition incrementally based on the adjacent zoning. For instance, N1 development or redevelopment next to sites zoned N1-A would be best suited for N1-B or N1-C zoning.

PLACE TYPE



A block on the Charlotte Future 2040 Policy Map is mapped as Neighborhood 2 Place Type.



ZONING



{ N2-A
N2-B
N2-C

Individual properties on this block must correspond with Neighborhood 2 Residential Zoning Districts including N2-A; N2-B; N2-C.

TABLE 1: PLACE TYPES & PERMITTED UDO ZONING DISTRICTS

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

TABLE 2: PLACE TYPE ADJACENCIES & ZONING TRANSITIONS

Parks & Preserves	Neighborhood 1	Neighborhood 2	Commercial	Campus	Innovation Mixed Use	Manufacturing and Logistics	Neighborhood Center	Community Activity Center	Regional Activity Center
No transitions needed	- Commercial - Campus - Innovation Mixed Use - Manufacturing & Logistics - Community Activity Center - Regional Activity Center	- Commercial - Manufacturing & Logistics	- Neighborhood 1 - Neighborhood 2 - Neighborhood Center	- Neighborhood 1 - Manufacturing & Logistics	Neighborhood 1	- Neighborhood 1 - Neighborhood 2 - Campus - Neighborhood Center - Community Activity Center - Regional Activity Center	- Commercial - Manufacturing & Logistics - Regional Activity Center	- Neighborhood 1 - Manufacturing & Logistics	- Neighborhood 1 - Manufacturing & Logistics - Neighborhood Center

Source: Minor Amendment Criteria and Unified Development Ordinance (UDO), 2024

HOW TO USE THE POLICY MAP

OVERVIEW

The *Charlotte Future 2040 Policy Map* (Policy Map) is a companion to the *Charlotte Future 2040 Comprehensive Plan* and is a translation of the Plan's place-based policies to specific geographies. It is an important tool that identifies the type and intensity of development that is appropriate throughout Charlotte and is used in multiple decision-making processes related to growth and development.

The Policy Map can be used by any member of the community in several different ways. To better explore possible uses of the map, this section explores how four different community members might use and benefit from the Policy Map.

HOW YOU COULD USE THE POLICY MAP



CHARLOTTE RESIDENT

Charlotte residents can use the Policy Map to better understand the type of development envisioned for their neighborhood, to help their case when requesting improvements/projects, and to be more informed when attending public meetings.



BUSINESS OWNER OR DEVELOPER

Business owners and developers should reference the Policy Map to understand what's envisioned for an area, how the City may invest in public infrastructure, and to inform decisions about their own development or business investments.



CITY STAFF

City staff use the Policy Map as a guide for identifying and prioritizing projects that are appropriate and needed in different Place Types and to streamline and inform the entitlement processes.



ELECTED/APPOINTED OFFICIAL

The Policy Map makes it easier for elected and appointed officials to understand and advocate for the community's vision and to review, approve, and adopt plans and projects of all types.



CHARLOTTE RESIDENT

As a resident, you can use the Policy Map in these ways:

- To learn about the vision for your neighborhood
- To support community requests for policies, programs, and projects to address local needs
- For context while participating in planning processes
- To understand possible development and rezonings with some level of predictability



BUSINESS OWNER OR DEVELOPER

As a business owner or developer, you can use the Policy Map in these ways:

- To clearly understand the City's priorities and development goals
- To see what rezoning may be allowed within your place type
- For predictability regarding development regulations and allowed land uses
- To provide context for the City's public investment strategy as it may relate to your business or property
- To inform your own investment strategy and understand desired business types
- To learn about the community's vision for different neighborhoods





CITY STAFF

As City staff, you can use the Policy Map in these ways:

- To inform future planning efforts such as Community Area Plans
- To compare existing conditions with visions and track progress over time
- To serve as the foundation for evaluating rezoning requests
- For reference and prioritization when updating policies, programs, and projects to address Charlotte's needs
- To influence the selection of capital projects to align with growth and mobility needs specific to an area and a place type
- To reduce and streamline rezoning cases and development applications



ELECTED/APPOINTED OFFICIAL

As an elected/appointed official, you can use the Policy Map in these ways:

- For reference when reviewing/approving Capital Improvement Plans
- For reference when reviewing /approving Community Area Plans and other strategic plans
- To inform future rezoning and development approvals
- To make planning processes more straightforward and easier to understand



UPDATING THE POLICY MAP

OVERVIEW

The Policy Map was adopted in March 2022, but it is expected to evolve over time as the community changes. Future updates may reflect a refined community vision, changing market conditions, significant public or private investments, or the need to accommodate additional growth.

Policy Map amendments may occur when a formal request is submitted to change a Place Type designation. While some changes might be warranted, the guidelines and processes outlined in this section help to ensure that each request is weighed carefully and consistently. The adopted *Charlotte Future 2040 Comprehensive Plan* and Policy Map were informed by considerable analysis and community involvement, thus any intentions that diverge from the adopted designations must be approved only through careful consideration.

The Policy Map can be amended through three processes: Planning-Related Updates, Minor Map Amendments, or Major Map Amendments. Each process is explained in more detail in this section of the manual.

1. PLANNING-RELATED UPDATES

Applicability:

The city's place-based policies are translated to specific geographies on the Policy Map. Therefore, future planning efforts (such as a Comprehensive Plan update, future Community Area Plans or Corridor Plans) that amend or update any place-based policies shall be incorporated into the Policy Map. A comprehensive Policy Map update shall be completed triennially in alignment with the Metrolina Regional Growth Model update.

Process:

Extensive community engagement should be included in any planning-related map update process, particularly to directly affected stakeholders. Another consideration in this process is checking growth control totals. Place type change should generally be an increase in density, not a decrease, and capacity for jobs and housing should accommodate growth projections. The mapping process should be carefully documented for the broader updates to the Policy Map. This includes both methodology documentation to streamline future updates and parcel-level data notations where the public can track map changes over time for properties of interest.

WAYS TO UPDATE THE MAP:

1

PLANNING-
RELATED
UPDATES

2

MINOR
MAP
AMENDMENTS

3

MAJOR
MAP
AMENDMENTS

Map updates outside of a planning process should be consolidated and updated in batches, rather than individual updates throughout the year.

2. MINOR MAP AMENDMENTS

Definition

A Policy Map amendment request is considered and treated as "Minor" when a Place Type change is 1) consistent with the criteria outlined in the table on pages 17-18 and 2) serves to implement the goals of the Comprehensive Plan. Minor amendments to the Policy Map also include corrections due to data or human error that align with the original Policy Map methodology.

Process:

Minor map amendments can be requested by the public, City departments or boards, or by City Council. Minor map amendments are requested using the City's Rezoning Application. Submitted requests are reviewed and analyzed by the Rezoning Team, following the standard Rezoning process.

Minor map amendments are accepted on a monthly basis. Staff will typically recommend Council approval for a Minor amendment request when it is shown to be consistent with the identified criteria.

MINOR MAP AMENDMENTS

Is the change consistent with the Place Type Minor Amendment Criteria?

YES
↓

Does the change implement the goals of the Comprehensive Plan?

YES
↓

Change is considered a "MINOR" amendment.

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: - 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: - 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: - 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: Major institution present (hospital, university, etc.)
MANUFACTURING & LOGISTICS (ML)	10 acres	IMU; COMM	All Required: - 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: - Not within Uptown Encouraged: - In Center City or aging ML area (built pre-1960)

TABLE 3: MINOR MAP AMENDMENT CRITERIA (CONTINUED)

Requested Place Type	Minimum Acreage Preferred (includes adjacent parcels of the same Place Type)	Preferred Place Type Adjacencies	Locational Criteria
NEIGHBORHOOD CENTER (NAC)	5 acres	N1; N2; CAMP; IMU; CAC; PP	Required: • Not within Uptown • Adjacent to N1 or N2 on at least one side Encouraged: • Within Access to Amenities Gap (EGF) • Existing COMM
COMMUNITY ACTIVITY CENTER (CAC)	20 acres	N2; CAMP; IMU; NAC; RAC; COMM; PP	Required: • Not within Uptown Must also meet one requirement below: • Within ½ mile walkshed of high capacity transit station or within ½ mile of major transportation corridor • Within EGF gap of any type
REGIONAL ACTIVITY CENTER (RAC)	100 acres	N2; CAMP; IMU; CAC; COMM; PP	Must meet one requirement: • Within Uptown • Within ½ mile walkshed of high capacity transit station or within ½ mile of major transportation corridor
PARKS & PRESERVES (PP)	10 acres	N1; N2; NAC; CAC; RAC	Encouraged: • In wetlands, steep slopes, or other environmentally sensitive area • Within Access to Amenities or Environmental Justice Gap (EGF)



3. MAJOR MAP AMENDMENTS

Definition:

A Policy Map amendment request is considered and treated as “Major” when a Place Type change is 1) inconsistent with the Minor Amendment Criteria outlined in the table on pages 38-39 or 2) does not serve to implement the goals of the Comprehensive Plan.

Process:

Major map amendments can be requested by the public, City departments or boards, or by City Council. Major map amendments can be requested as part of the rezoning process but require a separate application. Submitted requests are reviewed and analyzed by the City’s Long Range Planning and Entitlement Services Team and require special review by the Planning Committee. Table 4: Major Map Amendment Criteria illustrates the considerations for analyzing major amendment requests. If approved, Major amendments may require updated growth projections.

Major map amendments are accepted on a monthly basis. If a Major map amendment is submitted within the boundaries of an ongoing Community Area Planning process, the amendment will be folded into the broader planning process.

MAJOR MAP AMENDMENTS

Is the change considered a “Minor Amendment”?

NO

Review by Long Range Planning and Entitlement Services Teams



Planning Committee Public Hearing and Recommendation



City Council Decision

YES **NO**
✓ X

TABLE 4: MAJOR MAP AMENDMENT CRITERIA

PLACE TYPE MAJOR AMENDMENT CRITERIA		
Major amendment scenario	Applicable Charlotte future 2040 Comprehensive Plan goals	Evaluation criteria
Increasing* intensity and not adhering to the preferred adjacencies (as outlined in Minor Map Amendment Criteria). *Increasing intensity means permitted additional uses or increased density of a Place Type	Determine which goals are most applicable for each scenario Or which goals may compete with one another in each scenario (e.g. Neighborhood Diversity/Inclusion & Resilient Economic Opportunities)	The Long Range Planning Division (LRP) Team will evaluate major amendment requests according to the criteria outlined below and submit a final report and recommendation to the Planning Committee. The Rezoning Team will support the LRP's analysis by providing information about rezoning history and existing entitlements within the area in question. The Planning Committee will hold a public comment for major amendments and submit a recommendation to City Council. Considerations: - Existing Conditions - Adverse development patterns (e.g., SF adjacent to ML) - Recent development/ redevelopment - New or planned infrastructure - Expected population change - Equity Metrics (Housing, Jobs, Access, EJ) - Place Type Pattern Booklet (proxy for 2040 Mapping Methodology)
Permitting residential units in non-residential Place Type (e.g. requesting multi-family in ML petition or project)		
Amending residential to non-residential Place Type		
Decreasing intensity (removing required uses or lowering density of Place Type)		



