



**Charlotte City Council**  
March 07, 2022

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## Planning Framework



### Adopted Plan Policy

#### GUIDING PRINCIPLES

See page 24



#### VISION ELEMENTS

See page 25



#### EQUITABLE GROWTH METRICS

See page 29

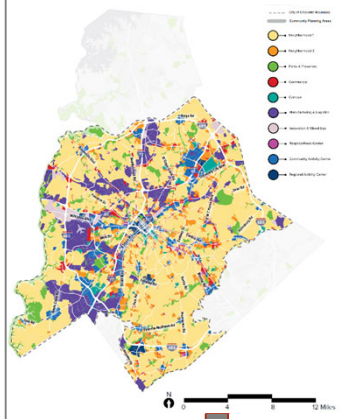


#### PLAN GOALS

See page 42 and Section 3



### Policy Map



## CITY OF CHARLOTTE

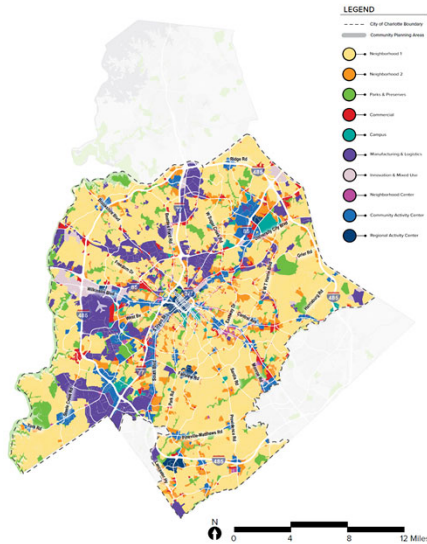


OCTOBER 2021

**FIRST DRAFT**

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## Why is this Map Important?



- A translation of the Comprehensive Plan's "place-based" policies to specific geographies and advances the community's vision for growth.
- Provides citywide direction for balancing future needs and opportunities equitably:
  - Protects priorities while providing opportunity for growth
  - Improves access housing and jobs to underserved areas
  - Aligns future growth with infrastructure capacity
  - Addresses old land use policy by updating the entire city at once (65% of our community has outdated land use policy)
  - Provides the basis for Community Area Planning that will begin fall 2022
  - Serves as framework for advancing the Unified Development Ordinance (UDO)
- Place Type designations provide guidance for:
  - Mix and proportions of land use + Building form and design
  - Mobility and parking
  - Open space



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## How was the 2040 Policy Map developed?



### Step 1



#### Map Existing Development

- Existing Land Use
- Form of Development

*(For reference only)*

### Step 2



#### Map Adopted Policies

- Future Land Use
- Zoning
- Market Support

### Step 3



#### Map CLT Future Policies

##### • Equitable Growth Framework

- Plan Policies
- Survey Responses

INPUTS

- Growth Projections + Allocations
- Infrastructure & Environmental Capacity
- Market Feasibility

CHECKS



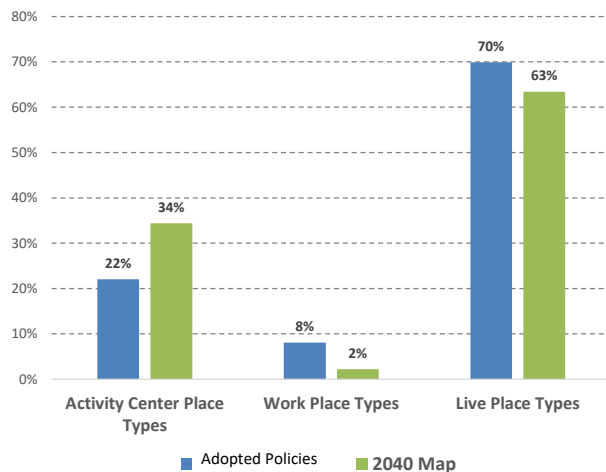
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## 2040 Policy Mapping Results

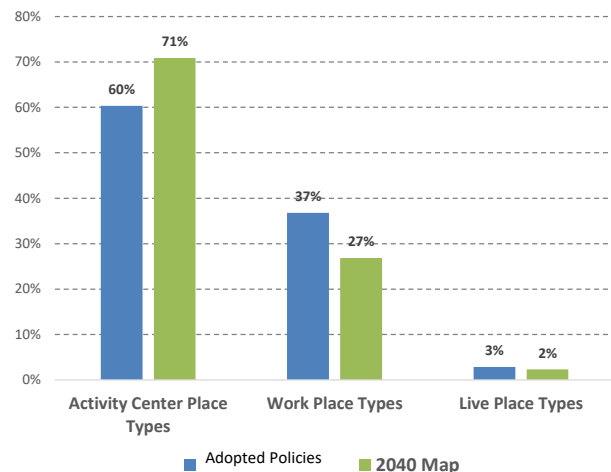


### Growth by Place Type

**New Households by 2040 = 144,500**



**New Jobs by 2040 = 193,900**



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## Using the 2040 Policy Map



- **Tentative Adoption** – March 28, 2022
- **Effective Date** – July 1, 2022 (three months)
- **Retire Current Land Use Tool**
  - The existing Adopted Future Land tool is retired and replaced by the 2040 Policy Map
  - This map will be used as adopted land use policy for rezoning decisions and capital investments.
- **Future Planning Initiatives**
  - Monitor and Track Process (Annual Report, Implementation Dashboard)
  - Refine Processes Updating Comprehensive Plan and Policy Map
  - Initiate Supporting Planning Initiatives (Community Area Plans, other Strategic Plans)



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# Updating the Policy Map **DRAFT**



## Amendment Types

Policy Changes	Regulatory Changes
<ul style="list-style-type: none"> <li>• <b>Community Area Planning (CAP)</b> and other Specific and Strategic Plans may recommend changes to the 2040 Policy Map</li> <li>• An <b>Annual Inconsistencies Report</b> will be developed to track inconsistencies between initiatives and the 2040 Policy Map and informs recommendations for the Policy Map Amendment process.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Approved Future Rezoning Requests</b> (<i>only if new Zoning District is not aligned with Adopted Place Type</i>)</li> </ul>



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# Updating the Policy Map **DRAFT**



## Amendment Review Processes

	Policy Changes	Regulatory Changes
Minor	<ul style="list-style-type: none"> <li>• Can be identified at any time by community or staff</li> <li>• Reviewed by staff, consent agenda review for City Council</li> <li>• <b>If approved:</b> Included in biannual map update</li> </ul>	<ul style="list-style-type: none"> <li>• Requested through the rezoning process</li> <li>• Reviewed by staff, opportunity for community comment and action by City Council</li> <li>• <b>If approved:</b> Results in immediate map update</li> </ul>
Major	<ul style="list-style-type: none"> <li>• Can be identified by staff, partners, CAP, Strategic, or Specific Plan process</li> <li>• Reviewed by staff, opportunity for community comment, individual review by City Council</li> <li>• <b>If approved:</b> Included in biannual map update</li> </ul>	<ul style="list-style-type: none"> <li>• Same process as minor change</li> </ul>



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# Updating the Policy Map **DRAFT**



## Definition of Amendment Levels

### Minor

**Definition** – Amendments that are consistent with the recommended Place Type adjacencies\* AND that implement the goals of the Comprehensive Plan

### Major

**Definition** – Amendments that are inconsistent with the recommended Place Type\* adjacencies OR do not implement the goals of the Comprehensive Plan

\*Recommended Place Type adjacencies included in Manual & Metrics



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# Updating the Policy Map **DRAFT**



## • Guiding Land Use Decisions/Rezoning (interim policy before completion of Area Plans)

- The adopted **Policy Map will serve as the foundation** for evaluating rezoning requests
- A rezoning policy is being developed to help create a **consistent approach** to implementing the Policy Map and goals of the 2040 Comprehensive Plan
  - Rezoning policy will **include tools for evaluating inconsistencies** between requested rezonings and the Place Type identified on the Policy Map
  - Rezoning requests that are inconsistent will fall into **two categories - minor and major amendments to the Policy Map**
  - **Minor amendments** to the map would be made through the **standard rezoning process**
  - **Major amendments** may include a **separate map amendment process** to further evaluate the requested change from one Place Type to another



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# PLANNING CONTINUES

## ACTIVITY

**2040 Policy Map Adoption**  
Unified Development Ordinance Adoption

2040 Comprehensive Plan Annual Report  
Launch Community Planning Academy  
Develop Community Area Planning Toolkit

Initiate Community Area Planning Process

### Alignment Rezonings

(proactive rezonings of Centers; remainder of the City to follow Community Area Planning)

2022

2023

2023

2024+

SPRING

SUMMER

SUMMER / FALL

FALL / WINTER

WINTER



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## Planning Approach



LEVEL	PLAN TYPE	EXAMPLE PLANS	APPROXIMATE FREQUENCY	SROI \ # [DP SOHV#]
1	Comprehensive	Charlotte Future 2040 Comprehensive Plan	New plan = 20 years Major Update = 10 years Implementation Strategy = 5 years	
2	Citywide and Countywide Strategic and Functional/Action	Charlotte Moves Mobility Strategic Plan; Tree Canopy Action Plan (TCAP); Strategic Energy Master Plan (SEAP); Charlotte BIKES; Transportation Action Plan (TAP); Meck County Playbook	New Plan = 10 years Major Update = 5 years	
3	Community Areas	West Outer; Southeast Inner; etc.	New Plan = 10 years Major Update = 5 years	
4	Specific	Corridor Study/Plan; Station Area Master Plan; Site Master Plan; Campus Master Plan; etc.	Depends on type of plan, area, and changes in key factors (e.g., ownership, funding, etc.)	

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## Community Area Planning Approach



### Key Prioritization Criteria\*

- Rate and Direction of Population and Employments Change
- Access to Amenities, Goods and Services Equity Metric;
- Access to Housing and Employment Opportunity Equity Metric
- Populations Vulnerable to Displacement and Environmental Justice Equity Metric
- Market Readiness/Pressure/Areas of Transition/ Opportunity for Inclusive Change Management
- Presence of Major Planned or Current Development/Redevelopment
- Major Public Infrastructure Investment
- Development Capacity
- Degree of Future Place Type Change (comparison of Existing to Future Place Type Map)

\*proposed in adopted Charlotte 2040 Comprehensive Plan

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## Key Elements of Community Area Plans



### Project Initiation

- Develop Prioritization Lists
- Organize Planning Team and Key Stakeholders
- Refine boundary of the Community Plan Area with Planning Team
- Develop community engagement strategy
- Review and confirm community engagement

### Community Area Vision + Goals

- Interpret the Comprehensive Plan's Vision Elements and Goals for the Community Area
- Identify additional unique goals for the Community

### Detailed Place Type Review + Focus Area Planning

- Review adopted Future Place Type mapping
- Identify community focus areas
- Identify neighborhood opportunities and public benefits for focus areas
- Identify more detailed land use guidance (as applicable)
- Identify transition and buffer strategies for applicable Place Types and focus areas

### Infrastructure + Amenities

- Identify neighborhood assets and amenities
- Develop list of desired assets and amenities
- Identify planned and needed infrastructure improvements
- Coordination with project partners in infrastructure improvement identification, design and

### Implementation

- Key Investments
- Prioritization of needed improvements
- Phasing strategy and CIP coordination

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## Policy Map Adoption Schedule



### FEBRUARY

- 1 Community Wide Conversation**
  - 7 Planning Commission Update
  - 14 City Council Update
  - 15 Planning Committee Update
  - 21 Release of Final Recommended Policy Map
  - 28 Public Comment Session with City Council**
- SUMMARY OF FEEDBACK ON POLICY MAP, & POTENTIAL REVISIONS

### MARCH

- 14 Planning Commission Update
  - 15 Planning Committee Request for Recommended Action (Map with addendum, if necessary)
  - 21 Public Comment Period Ends
  - 28 City Council Action**
- SUMMARY OF RECOMMENDED REVISIONS & DISCUSSION

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## QUESTIONS?

### VISIT OUR WEBSITE

[cltfuture2040.com](http://cltfuture2040.com)

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