

Rezoning Tune-up

TRANSPORTATION, PLANNING AND DEVELOPMENT COMMITTEE

MAY 1, 2023

Major Planning Initiatives

We are Here



PLANNING ACTIVITY	2021	2022	2023	2024	2025
Charlotte Future 2040 Comprehensive Plan Adoption	JUNE				
2040 Policy Map Adoption		MARCH			
UDO Adoption		AUGUST 22			
UDO Effective Date/Zoning Translation			JUNE 1		
Community Area Planning / 2040 Policy Map Update					
Alignment Rezoning Process					

Rezoning Process Enhancements

Improve Information Sharing

□ **Provide monthly information to Council on new petitions (May)**

- Info will include newly active petitions, and will be easy to sort by Council District
- This will help provide advanced notice on rezoning activity

□ **Launch Development Near Me App (May)**

- Mapping tool to view all development data: by-right, rezonings, CIP projects, building permits

□ **Establish Service Areas by Council District (June)**

- Rezoning staff will be assigned to service areas based on Council Districts
- This will provide a set point of contact for District representatives to ask questions and get information about rezoning

Improve Information Sharing

- **Update Staff Analysis to better summarize infrastructure impacts (Summer 2023)**
 - Summary will include a quick reference on the infrastructure impacts a petition may have on schools, water/sewer, roads, stormwater, fire

- **Continue to work with partner departments/agencies to improve rezoning petition comments (Summer 2023)**
 - Are there better ways to convey critical information in a more concise and easy to understand way?

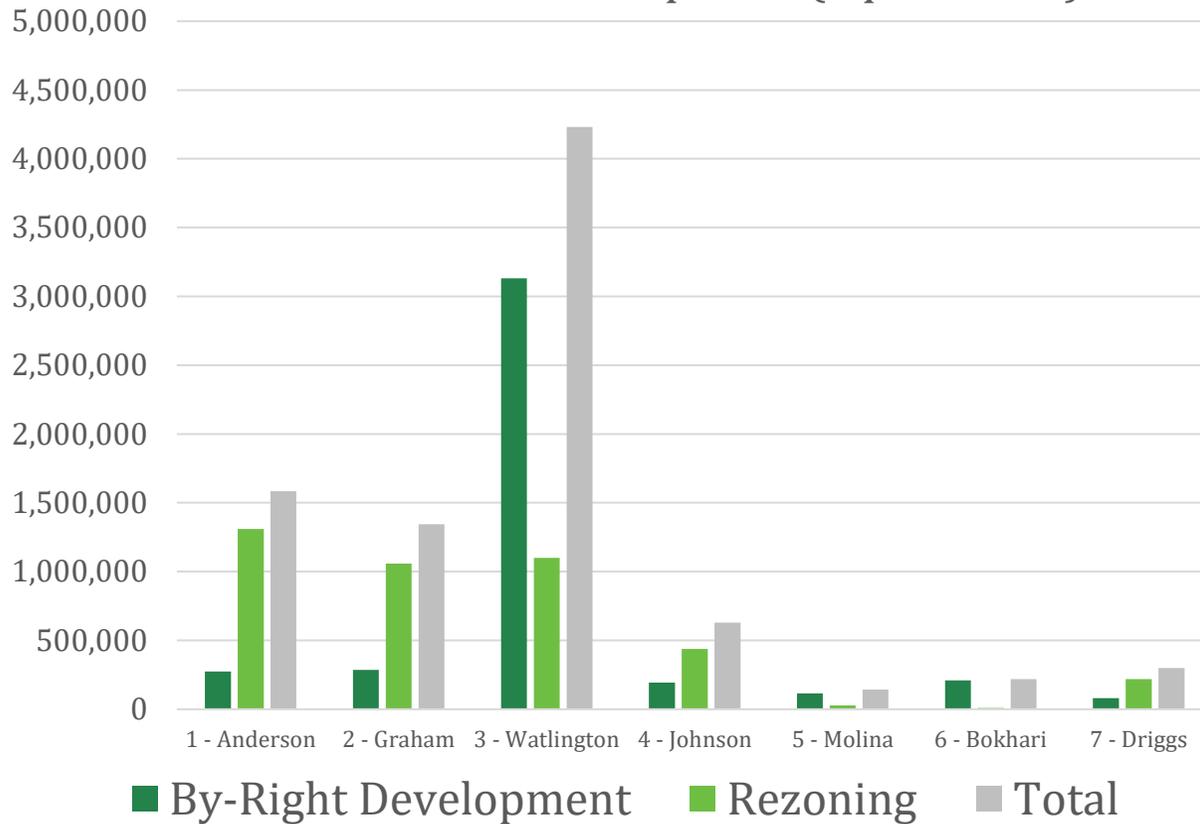
Improve Information Sharing

- **Enhance access to information by providing a full digital agenda (for discussion)**
 - Department comments can be linked via a digital agenda for improved access

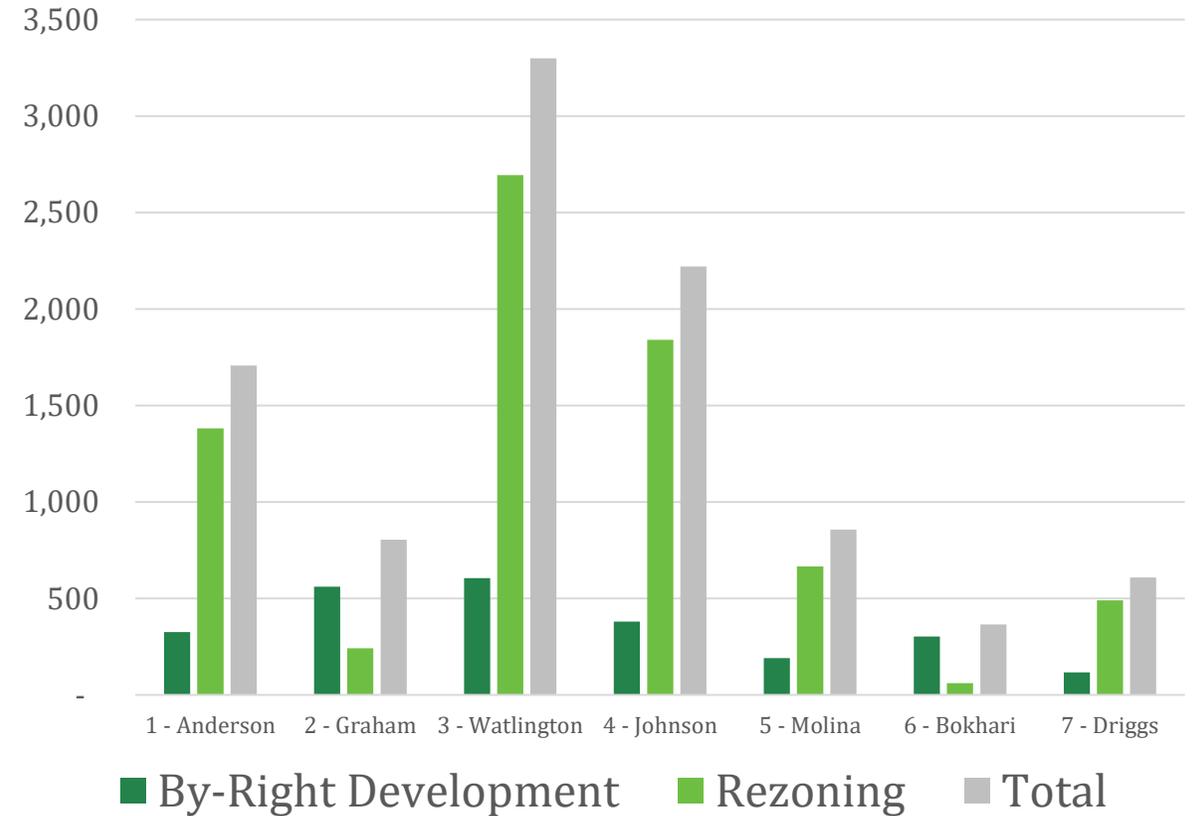
- **Provide monthly information to BOCC on petitions**
 - Info will include newly active petitions, and will be easy to sort by Commission District

2022 Development Data by District

2022 Commercial Development (Square Feet)



2022 Residential Units



Rezoning Review Updates

Why Inconsistencies?

- **Market changes and new ideas**
- **2040 Policy Map adopted in March 2022**
 - Citywide updates to old policy guidance
 - Translated place-based goals from the Comprehensive Plan like the 10-Minute neighborhood

Handling Inconsistencies

- **What is considered when evaluating an inconsistent request?**
 - Staff considers the following items including, but not limited to:
 - *Proximity to transit services and/or alternative modes of transportation such as greenways and major trail access points*
 - *Proximity to an Activity Center or Campus place type when evaluating an increase in residential density*
 - *What type of road is the request located on?*
 - *What's the existing context of the area and what is adjacent to the request?*
 - *What type of development patterns are occurring in the area?*
 - *Partner department/agency feedback*

Next Steps

- **Continue to test criteria through the area planning process**
- **Work with TPD on an inconsistency toolbox for interim use**
- **Map Refinements will occur during the Community Area Planning process (expected completion in early 2024)**
- **2024 Updated Policy Map will include companion guidance for map amendment criteria**

Questions?