CITY OF
CHARLOTTE

Charlotte Future 2040 Community Area Plans

ONGOING ENGAGEMENT EFFORTS + PATH FORWARD

Community Area Planning

Council Priority Alignment

◁ **Transportation and Planning**

Purpose

◁ **Information only**

Key Takeaways

◁ **Overview of ongoing engagement for deferred Community Area Plans & Revised Policy Map.**

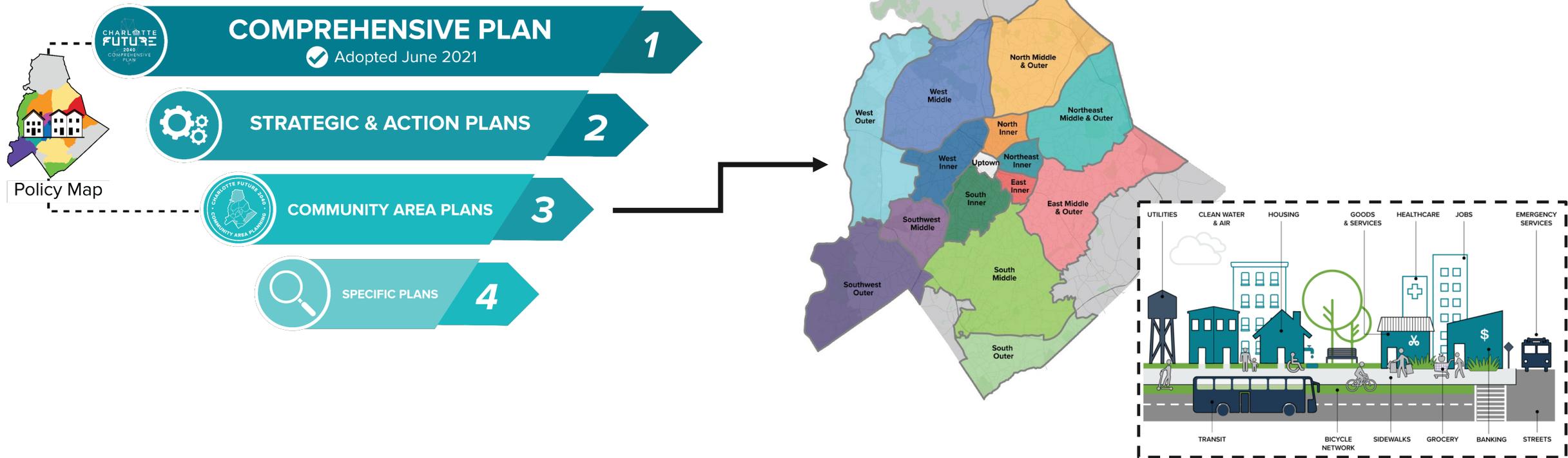# Community Area Planning (CAP)

Previous Council Communication

- January 5, 2026: TPD presentation

- 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

Community Area Plans

Manage growth in a way that benefits all + creates complete communities

Policy Map

CHARLOTTE FUTURE 2040 COMPREHENSIVE PLAN

COMPREHENSIVE PLAN
✓ Adopted June 2021
1

STRATEGIC & ACTION PLANS
2

COMMUNITY AREA PLANS
3

SPECIFIC PLANS
4

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Plan Status

On Nov. 24, City Council adopted seven Community Area Plans and the Revised Policy Map for these geographies. Council delayed action on the following plans to allow for more engagement.
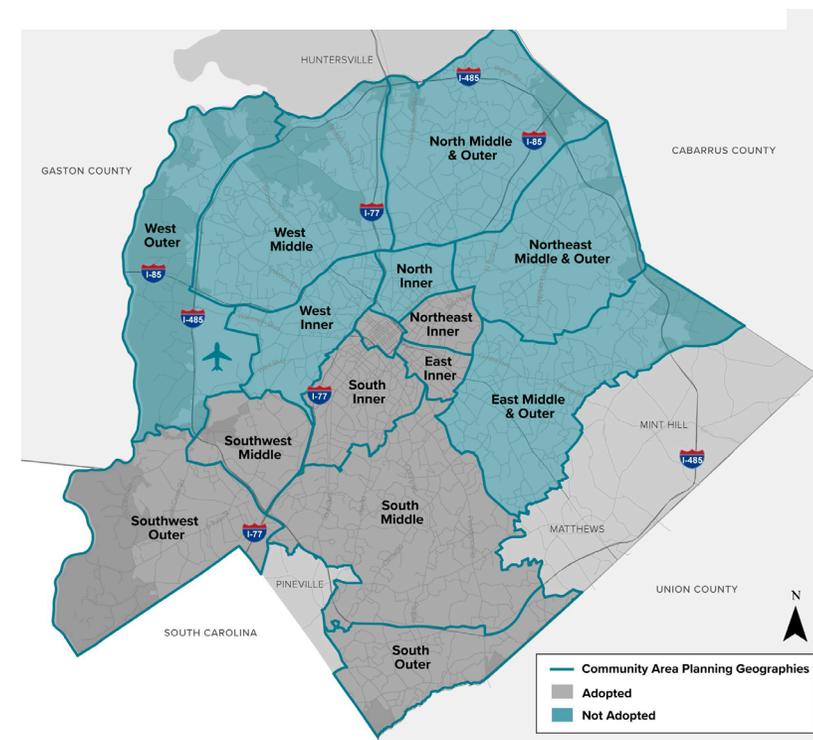
7 ADOPTED PLANS
- East Inner
- Northeast Inner
- South Inner
- South Middle
- South Outer
- Southwest Middle
- Southwest Outer

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

Engagement Preparations

December	January	February	March

Intradepartmental Leadership & Strategic Partnerships

Feedback & Key Themes

Clearer Messaging

Community Touchpoints

Z
REZONING PETITION

Updated Staff Analysis

GOAL
Mar. 23 Council Decision

Engagement Opportunities

There have been multiple engagement opportunities throughout December '25 – February '26. Council received a digital media toolkit – Thank you for your help promoting the opportunities.

ONLINE SURVEY

Opened: January 24; Closed February 28
Provide feedback on new recommendations to add to draft plans to **protect neighborhoods** and **reduce environmental impacts**

WORKSHOPS

February 12
6 - 7:30 PM
West Charlotte
High School

February 17
12 - 1:00 PM
Virtual

February 19
6 - 7:30 PM
University City
United Methodist

February 24
12 - 1:00 PM
Virtual

NEIGHBORHOOD MEETINGS

Staff are still available to attend neighborhood meetings (upon request) to share information about the adopted and draft plans. Email **cltfuture2040@charlottenc.gov.**

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Engagement Efforts

NOTIFICATIONS

Engagement opportunities have been promoted through many outlets.

- Digital ads (GOV Channel, CMGC Display Boards)

- Press release to media outlets

- Informational email to Council

- Email blast to distribution list (5,000+ recipients)

- Social media posts (CPDD & City Accounts)

- Website updates

- Newsletters (City Speaks, CROWN Weekly)

- NEST Team phone calls to neighborhood leaders

- Yard signs

INTERACTIONS

Staff has met with multiple neighborhoods and organizations since City Council's November 24 action.

- West Boulevard Neighborhood Coalition Mtg.

- North End Partners Neighborhood Mtgs. (2)

- Derita Neighborhood Mtg.

- Montford Park Business Gathering

- Plaza Midwood Business Social

- Councilmember Graham, District 2 Town Hall

- Greater Oaks Neighborhood Mtg.

- Councilmember Mayfield, At Large Town Hall

- East Middle & Outer Neighborhood Mtg.

- Mountain Island Lake Community Association

- Councilmember Watlington, At Large Town Hall

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Engagement Outcomes

3 Types Of Proposed Changes:

NEW POLICIES	**Environmental Impacts**	**Neighborhood Change**
	Infrastructure

Minor Additions & Revisions	Clarity | Refinement | Additional Details
Map Changes	Revised Place Type Designations Per Engagement

New Policies: Neighborhood Change

Limit Triplex Buildings
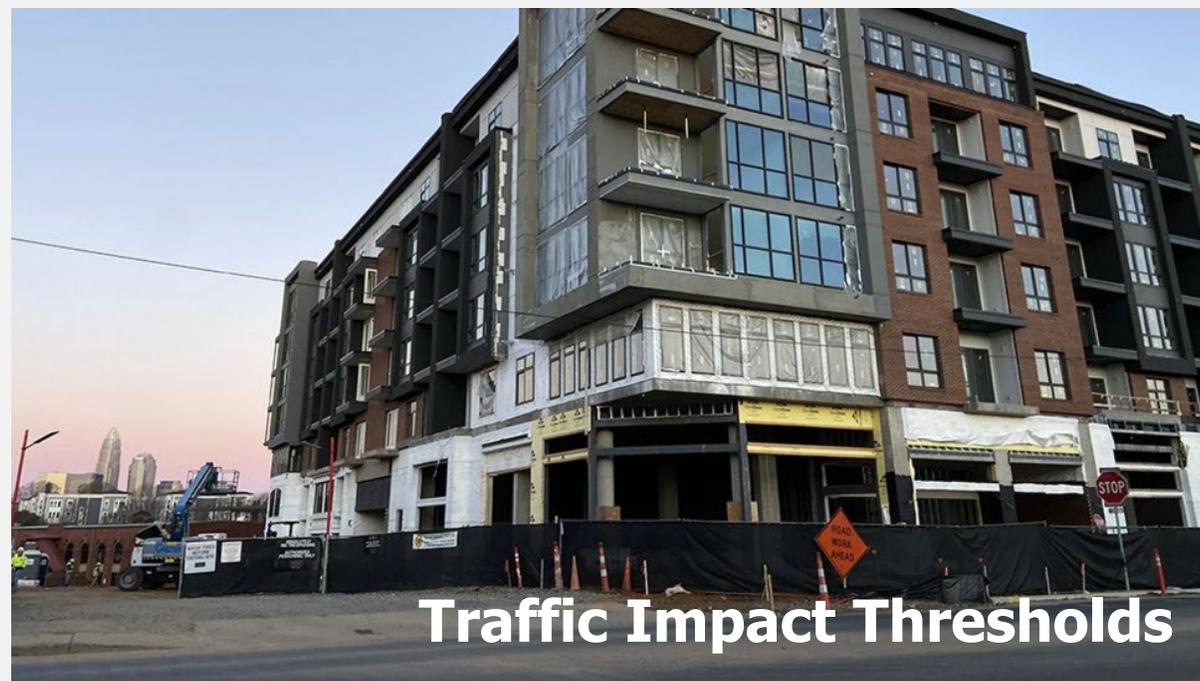
Lower Maximum Height

Voluntary Development Limits

Expedite "Characteristic" Residential Infill

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Link Growth & Infrastructure

Traffic Impact Thresholds
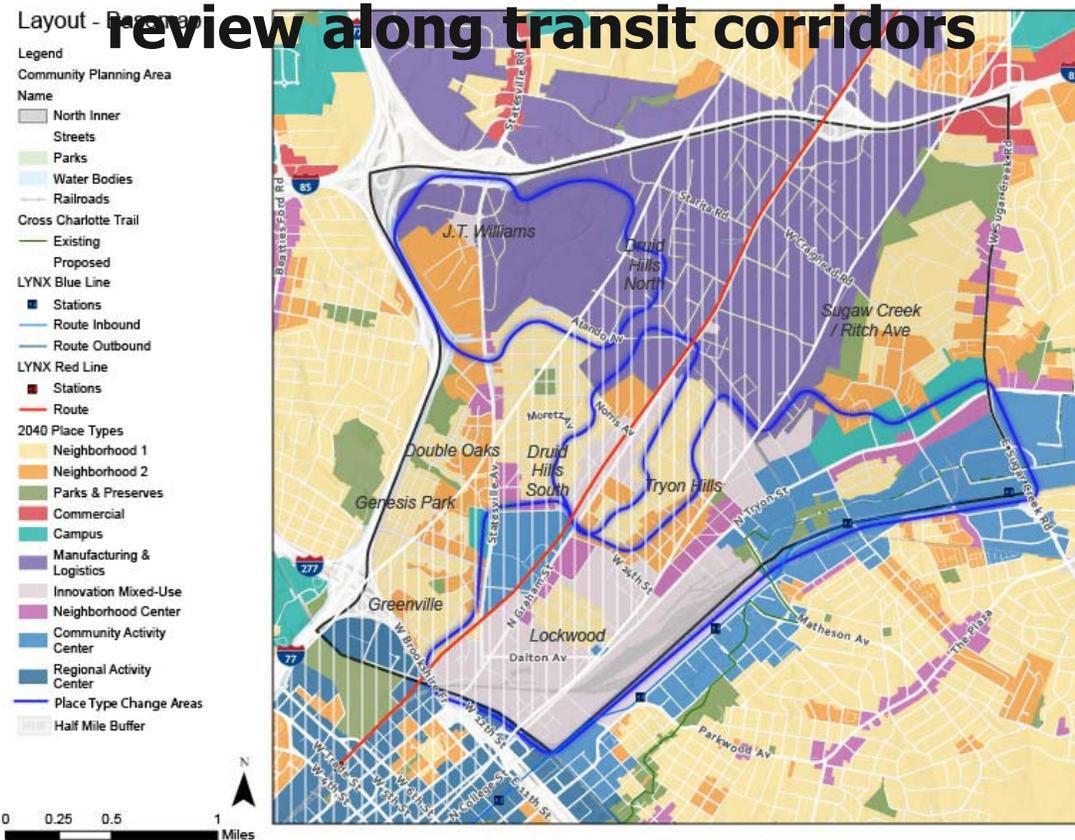
Engagement Outcomes

3 Types Of Proposed Changes:

NEW POLICIES

Minor Additions & Revisions

Map Changes

Example: Identified areas for land use review along transit corridors

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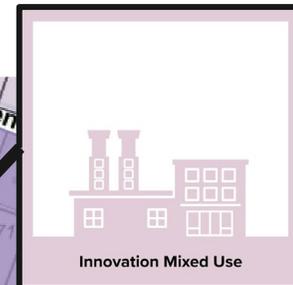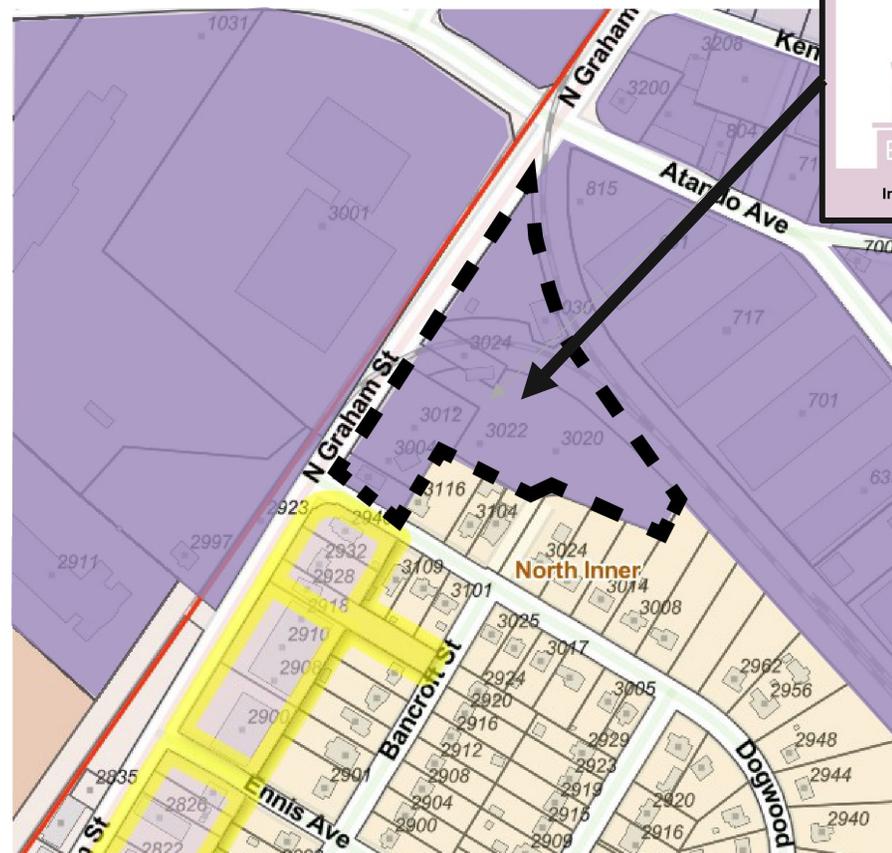
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Engagement Outcomes

3 Types Of Proposed Changes:

NEW POLICIES

Minor Additions & Revisions

Map Changes

Example: Revised Place Type to Innovation Mixed-Use

Innovation Mixed Use

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How Do These Plans Impact You?

1) Rezonings – Does this proposal support your needs + priorities?

2) Capital Investments – How can this project address your needs?

3) Neighborhood-led Projects – What can the community do today to fill a need?

REZONING PETITION

Community Area Plans

Site Layout & Design

Project Elements

Location & Context

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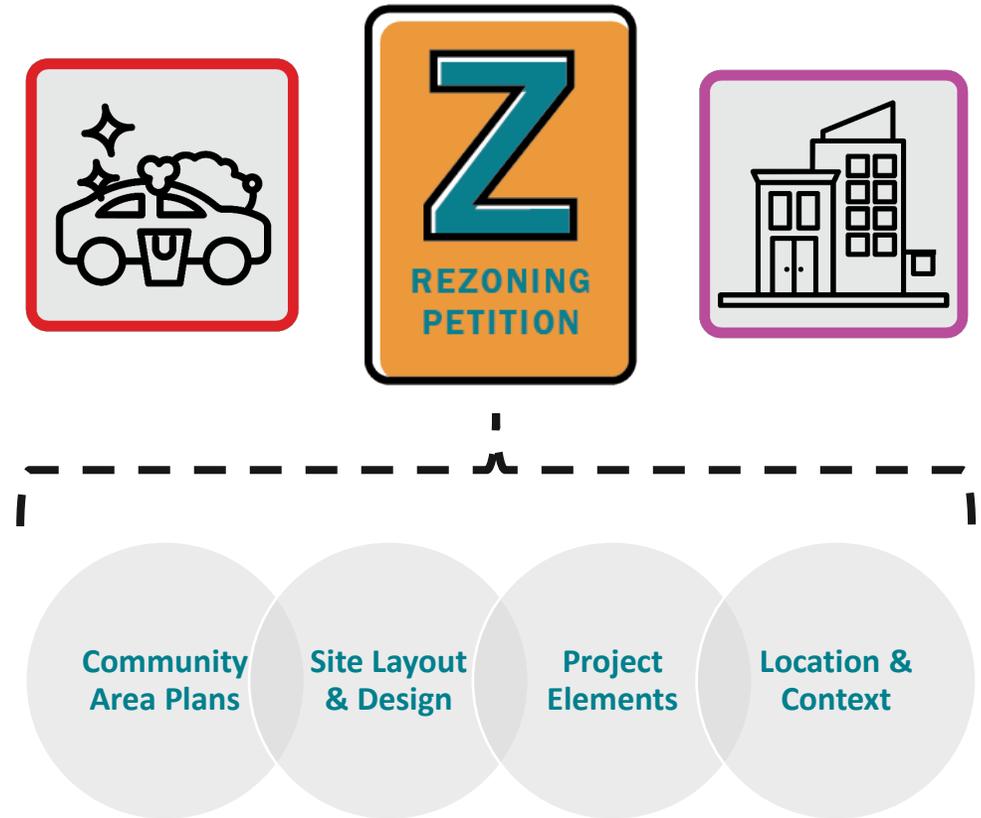
Rezoning policy considerations summary

Policy Considerations	Without an adopted CAP	With an adopted CAP
Policy Map Consistency	✓	✓
Comprehensive Plan Goals	✓	✓
Area Plan Prioritized Goals	✗	✓
Place Type Changes: Minor Map Amendment Criteria	✗	✓
Neighborhood Change: Considerations for more intense Neighborhood 1 zoning districts (Policy PT-5)	✗	✓
Mobility Improvements: Types of mobility improvements needed in mixed-use areas.	✗	✓
Open Space Improvements: Types of open space improvements needed in mixed-use areas.	✗	✓
Placemaking Improvements: Types of placemaking improvements needed in mixed-use areas.	✗	✓
Environmental Impacts: Guidance for reducing environmental impacts in each area plan.	✗	✓

Path Forward

January	February	March

ENGAGEMENT

Neighborhood Conversations

Citywide Survey

Town Hall & Other Meetings

Community Workshops

Share Proposed Changes

Rezoning Staff Analysis updated to include Adopted Plans
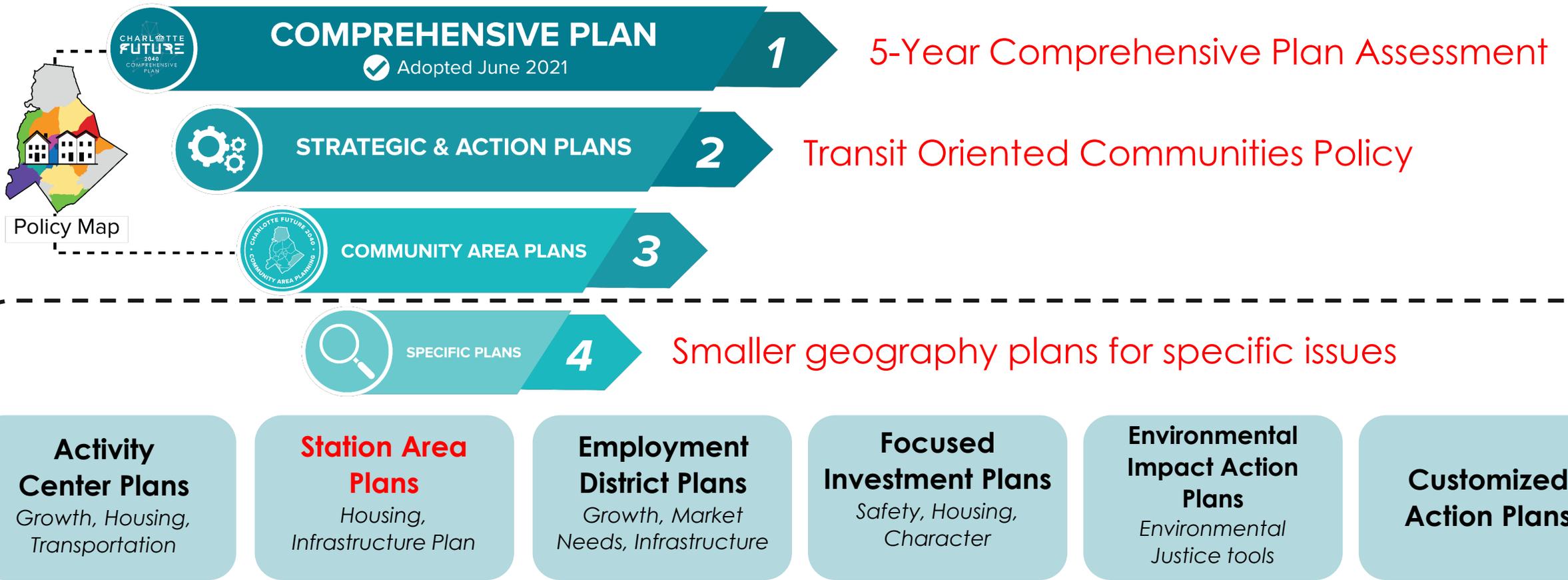
Mar. 5 TPD

Mar. 9 Action Review

Mar. 23 Council Decision

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What's Next

Planning is iterative + every level of guidance will be updated on recurring basis

Policy Map

COMPREHENSIVE PLAN
✓ Adopted June 2021
1

5-Year Comprehensive Plan Assessment

STRATEGIC & ACTION PLANS
2

Transit Oriented Communities Policy

COMMUNITY AREA PLANS
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SPECIFIC PLANS
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Smaller geography plans for specific issues

Activity Center Plans
Growth, Housing, Transportation

Station Area Plans
Housing, Infrastructure Plan

Employment District Plans
Growth, Market Needs, Infrastructure

Focused Investment Plans
Safety, Housing, Character

Environmental Impact Action Plans
Environmental Justice tools

Customized Action Plans

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CHARLOTTE FUTURE 2040 · COMMUNITY AREA PLANNING