



CHARLOTTE FUTURE 2040
COMMUNITY AREA PLANNING



PLANNING FOR THE FUTURE

PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT
City Council Meeting
February 13, 2023

Discussion Overview

- Approach to Implementation
- Community Area Planning
 - Process & Schedule
 - Community Engagement
- Unified Development Ordinance
 - UDO Text Amendments
 - Zoning Map Changes



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Implementing the Charlotte Future 2040 Comprehensive Plan

A Joint Approach

- Coordinate two efforts to:
 - Provide clarity for community about how the two efforts work together
 - Maximize community input and time & city resources
 - Match zoning with recommendations for future development/redevelopment
- Two-year, citywide effort with coordinated communications, engagement, and interdepartmental collaboration



Coordinated Process & Schedule



2023												2024											
1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
ENGAGEMENT Spring & Fall Workshops												Sharing of information at respective engagement events											
COMMUNICATIONS Quarterly Newsletters Website ArcGIS Story Maps Outreach Videos Social Media																							
TECHNICAL COLLABORATION Weekly Data Exchange & Review Weekly Coordination Meetings Bi-Monthly Updates to Partners																							



Joint Engagement in 2023 with Alignment Rezoning Project



**ALIGNMENT
REZONING**

Community Area Planning (CAP)

Purpose: Refine and provide community-level guidance for growth + development (including places, mobility, open space, capital facilities, community facilities & amenities)

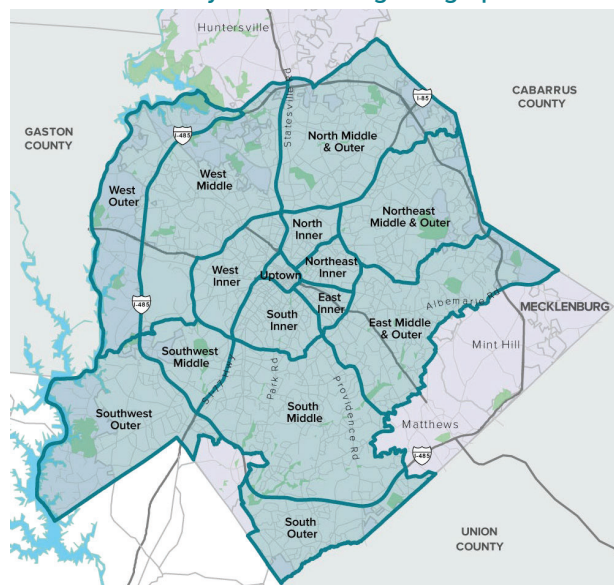
Approach:

- Citywide = Equitable
- Larger geographies = Efficient

Benefits:

- Facilitate collaboration among neighborhoods
- Reimagine major barriers between neighborhood
- Efficiently identify citywide policy updates

Community Area Planning Geographies



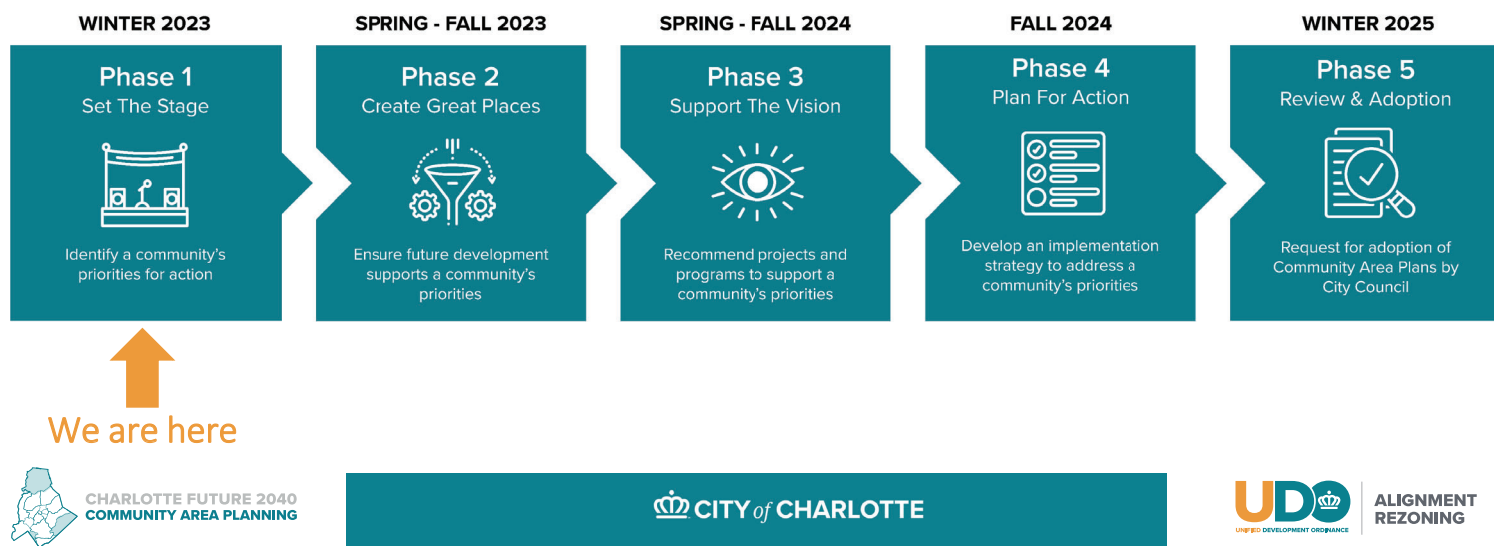
CITY of CHARLOTTE



**ALIGNMENT
REZONING**

Process + Schedule

Plan Development



Key Plan Components

Setting the Stage	Creating Great Places	Supporting the Vision	Implementation
<ul style="list-style-type: none"> Translate 2040 Comprehensive Plan's vision elements and goals for the community area Summary of existing conditions Identify challenges & opportunities 	<ul style="list-style-type: none"> Confirm or recommend refinements to Place Type designations Identify focus areas for more detailed land use + design guidance such as transition and buffer strategies 	<ul style="list-style-type: none"> Identify existing and desired neighborhood assets and amenities Identify planned and needed infrastructure improvements in focus areas 	<ul style="list-style-type: none"> Phasing strategy for key investments Prioritization of needed improvements

What Can You Expect From a CAP?

Clarify the Vision + Goals for the Area

Provide policies to address development opportunities/issues + **inform decision-making**

But not...

Create regulations or laws
(Updated regulations included in Unified Development Ordinance)

Identify public and private **investments** needed to achieve vision

But not...

Provide funding and implementation means overnight

Possibly **recommend zoning** changes in appropriate locations

But not...

Rezone property

Guide more appropriate development

But not...

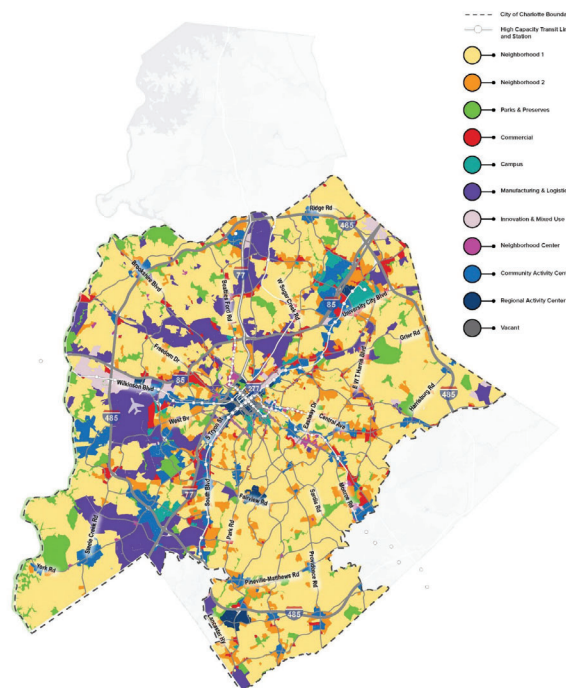
Stop development



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CAP Expected Outcomes

- **14 Community Area Plans:**
 - Illustrative development concepts for focus areas
 - Maps and lists of improved or new infrastructure and amenity needs in focus areas
 - List of revised or new private and/or public programs
 - Implementation strategy and partners
- **Refined 2040 Policy Map**
- **Recommended revisions to** overarching policies within **the Charlotte Future 2040 Comprehensive Plan**



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Engagement Strategy

Equitable & Inclusive

CONSTANT



- Website
- Outreach Videos
- Quarterly Newsletter
- Social Media
- CAP Workbook
- Online Surveys
- ArcGIS Story Maps
- Ambassador Toolkit

COORDINATED



- Focus Groups
- Spring & Fall Workshops
- Library Office Hours
- Neighborhood Meetings
- Cultural Events

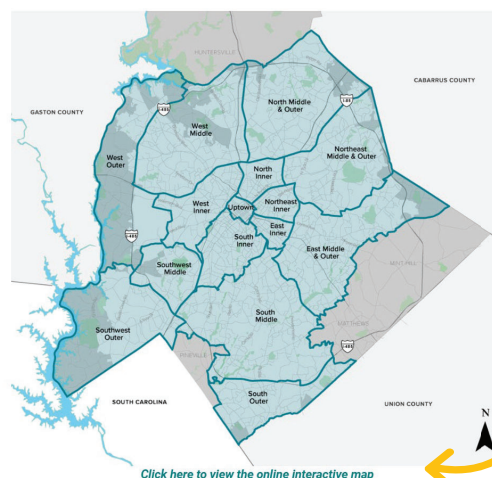
COLLABORATIVE



- Equity, Diversity + Inclusion Ambassadors
- JUTF Implementation Subcommittee
- Planning Commission & Committee
- City Council TPD Committee
- City Council

Project Website

- Video
- Process
- Get Involved
 - Ambassador Toolkit
 - Community Reports
- Frequently Asked Questions



Interactive Map

[Click here to view the online interactive map](#)

Process

Learn more about the process and schedule for developing Community Area Plans

Engagement

Get involved in developing your Community Area Plan

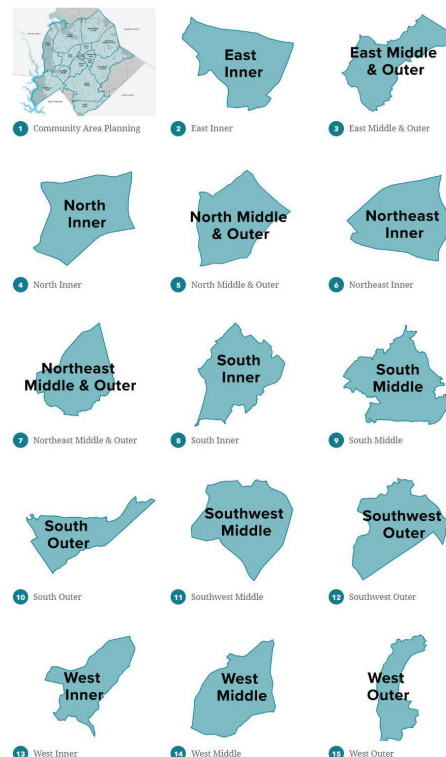
FAQ

Frequently Asked Questions about Community Area Plans

Community Reports

➤ First step is to understand:

- Who lives, works, and plays in the community today?
- What growth is expected for the community by 2040?
- What are the community's greatest needs to ensure the expected growth benefits everyone?



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Ambassador Toolkit

➤ Spread the word about the Community Area Planning Process with the Ambassador Toolkit!



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Next Steps: Community Kick-Off

Spring + Fall Workshops 2023

- 3 workshops in each geography
 - Tuesday Lunch (11 am – 2 pm)
 - Thursday Evening (4 pm – 7 pm)
 - Saturday Morning (9 am – 12 pm)
- Begin Spring 2023
- Dates + Locations posted on website



Video: <https://youtu.be/TwmbxL2EEes>





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TRANSITIONING TO THE UDO

UDO University

- Virtual UDO information sessions including question and answer portion with subject matter experts
- Register at charlotteudo.org

EVERY FRIDAY
until March 17
1pm – 2:30pm



CLASS TOPICS (recorded & available after live sessions)

1) Overview of the UDO (344 Attendees)	6) Stormwater Standards
2) Zoning Districts (257 Attendees)	7) Overview of UDO Administration
3) Tree Protection (256 Attendees)	8) Parking, Landscaping, Screening & Open Space
4) Subdivision, Access & Infrastructure (214 Attendees)	9) Required New Street/Improvements & Standards
5) Neighborhood Zoning Districts (173 Attendees)	10) Residential Permitting

Conditional Rezoning Applications

**As of February 1,
Conditional rezoning petitions to UDO Districts are being accepted**

- **First** development submittals required to use UDO regulations
- Comprehensive Transportation Review (**CTR**) requirements will apply
- Conditional rezoning petitions requesting pre-UDO zoning districts **no longer** accepted



**Starting March 1,
Conventional rezoning petitions to UDO Districts will be accepted**



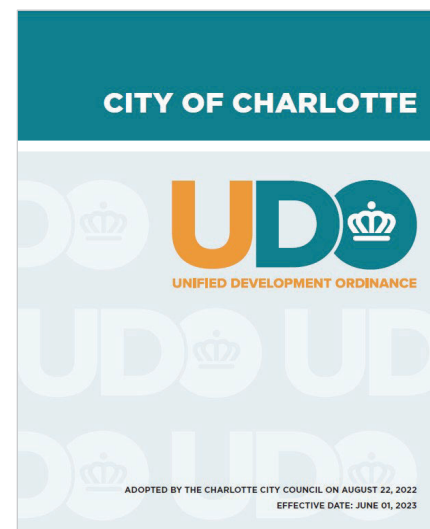
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UDO Text Amendments

UDO Text Amendments

- UDO is meant to be a **“living” document** & will be amended regularly
- Types of text amendments:
 - Clean-up
 - Other
- Initial text amendments presented to Council for decision **prior to UDO effective date** of June 1, 2023



Text Amendments

Clean-up Text Amendment

- Need for initial clean-up text amendment was **anticipated & discussed** during the UDO adoption process to:
 - Add clarity
 - Make minor adjustments
 - Make minor corrections

Other Text Amendments

- Amendments to address topics that emerged since UDO adoption
 - Land Clearing and Inert Debris (LCID) Landfills
 - Uses permitted in CG and CR Commercial Zoning Districts
- New advisory committee will provide feedback on policy-related text amendments



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Zoning Map Changes

TRANSLATION ZONING V. ALIGNMENT REZONING

	Translation Zoning	Alignment Rezoning
SCHEDULE	June 1, 2023	2023-2025
PURPOSE	<ul style="list-style-type: none"> ➤ Translate pre-UDO conventional zoning districts to corresponding UDO zoning district 	<ul style="list-style-type: none"> ➤ Evaluate conventional zoning districts in conjunction with Policy Map ➤ Evaluate conditional rezonings to UDO Districts in 2025/2026
OUTCOME	<ul style="list-style-type: none"> ➤ UDO districts applied to property based on existing zoning 	<ul style="list-style-type: none"> ➤ UDO districts applied to property based on Place Type

Alignment Rezoning Process

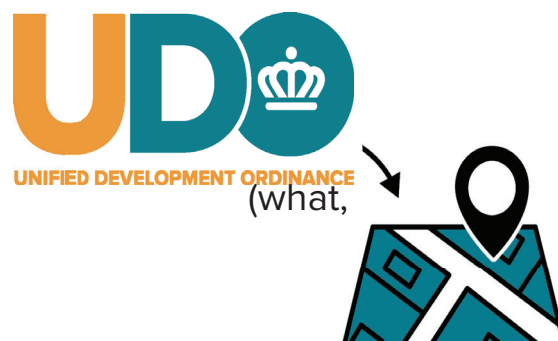
Purpose: Put development standards into place to achieve vision of 2040 Comprehensive Plan (2040 Policy Map)

Approach:

- Match UDO zoning districts to Place Types
- Update city's Official Zoning Map where & how development can be built)

Benefits: Align zoning districts to 2040 Policy Map

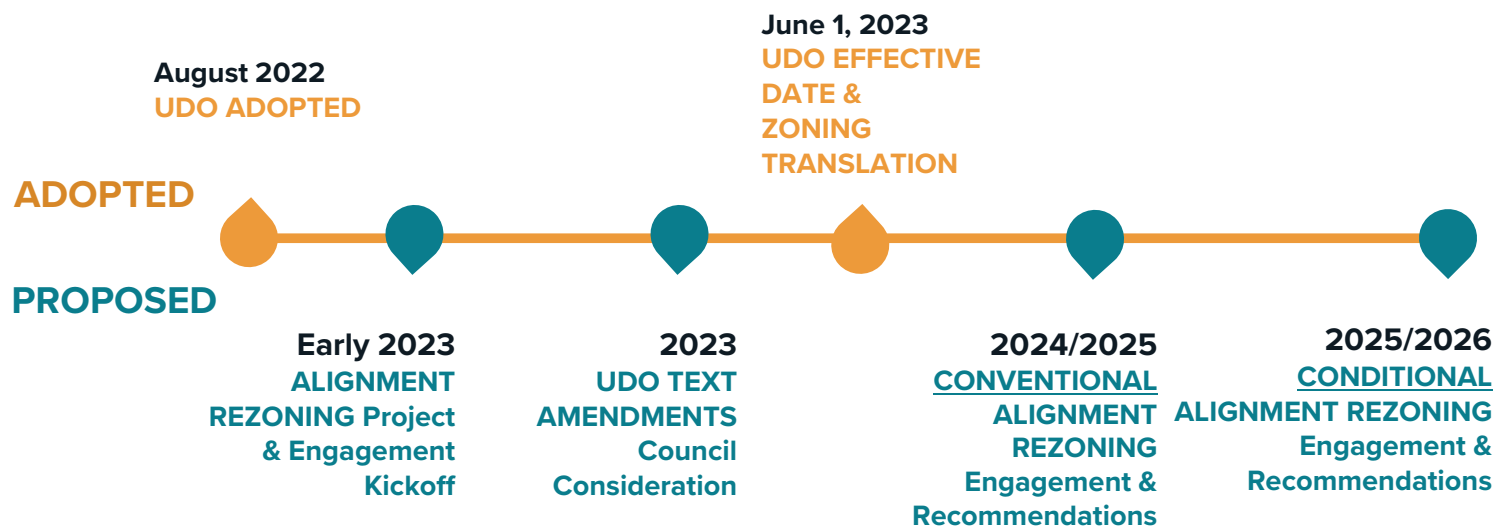
- Removes outdated regulatory limitations
- Offers clarity and guidance for new development
- Provides regulations to meet the vision in the 2040 Comprehensive Plan



What to Expect in 2023 for Alignment Rezoning

- Review translation versus alignment rezoning process
- Informational overview of new zoning regulations
- Continue to coordinate with CAP team to focus on how policy influences alignment rezoning

SCHEDULE



Questions?



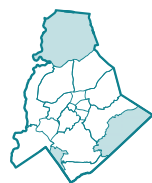
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