

Community Area Plans

CHECKING IN + NEXT STEPS

Community Area Plans

Council Priority Alignment

Transportation and Planning

Purpose

Information only

Key Takeaways

Overview of Community Area Plan status

Community Area Planning (CAP)

Previous Council Communication

- 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
- ⊲ Dec. 2, 2024: Action review

Upcoming

November 24: Council Decision



Agenda

- ⊲Community Area Planning Overview
- ¬What We've Heard
- Next Steps + Path Forward

Community Area Planning (CAP)

Purpose: Refine <u>CLT Future 2040 Plan</u> and provide <u>community-level guidance</u> for growth + development

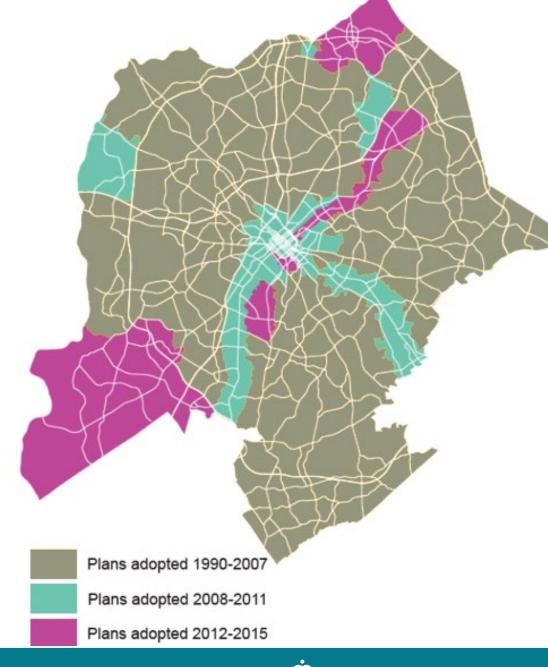
More specificity on: Areas of change, mobility, open space, capital facilities, and environmental justice issues

Approach:

- Citywide = Equitable
- Larger geographies = Efficient

Benefits:

- Collaborative between neighborhoods
- Levels the playing field for all communities on policy



What Can You Expect From a CAP?



Clarify the Vision + Goals for the Area

Informs decision making	But not	Create regulations or laws
Identify public and private investments	But not	Provide funding
May recommend future zoning changes	But not	Change zoning
Guide development	But not	Stop development

Comprehensive Plan 2040 Community Area Plans







10 MINUTE **NEIGHBORHOODS**



GOAL 2: **NEIGHBORHOOD DIVERSITY** & INCLUSION



HOUSING **ACCESS FOR** ALL



GOAL 4: **TRANSIT &** TRAIL ORIENTED **DEVELOPMENT**



GOAL 5: SAFE & **EQUITABLE MOBILITY**





HEALTHY SAFE & ACTIVE COMMUNITIES



INTEGRATED NATURAL & BUILT ENVIRONMENTS



GOAL 8: **DIVERSE & RESILIENT ECONOMIC OPPORTUNITY**



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



FISCALLY RESPONSIBLE

COMMUNITY AREA GOAL PRIORITIES

	GOAL 1	GOAL 2	GOAL 3	GOAL 4	GOAL 6	GOAL 7	GOAL 8	GOAL 9
COMMUNITY PLANNING AREA							<u>oí</u>	
East Inner		*	*	*	*	*		
East Middle & Outer	*	*	*	*			*	
North Inner	*	*	*	*	*	*		
North Middle & Outer	*	*	*	*			*	
Northeast Inner		*	*	*				*
Northeast Middle & Outer	*	*	*	*			*	
South Inner		*	*	*				*
South Middle	*	*	*	*			*	
South Outer	*	*	*				*	
Southwest Middle	*	*	*		*	*		
Southwest Outer	*	*	*				*	
West Inner		*	*	*	*	*		
West Middle	*	*	*	*	*	*	*	
West Outer	*	*	*	*			*	



40+ WAYS TO CONNECT WITH CHARLOTTEANS

MEDIA

TRADITIONAL + IN-PERSON METHODS



WORKSHOPS + **COMMUNITY MEETINGS**



FOCUS GROUPS



MEDIA COVERAGE



EMAILS



DIGITAL/VIRTUAL METHODS

CHARLOTTE FUTURE CITY-BUILDING GAME



WEBSITE

WEBINARS



VIRTUAL **LISTENING SESSIONS**



DRIVE-IN WORKSHOP



AMBASSADORS & STRATEGIC ADVISOR **ACTIVITIES**



AMBASSADOR



LIVESTREAMED MEETINGS

COMMUNITY

MEETINGS



COLORING SHEETS





GUEST SPEAKERS



POP-UP MEETINGS

BUS RIDER ALERTS

AMBASSADORS &

GROWING BETTER

POSTCARDS

STRATEGIC ADVISORS

PLACES BOARD GAME

COUNCIL WORKSHOPS



CHURCH GROUPS





PODCASTS

SOCIAL MEDIA

INTERVIEWS

RADIO



VIRTUAL OPEN HOUSE



DIGITAL ADS



TOOLKIT











SURVEYS





FOCUS GROUPS



KEY INFORMANT INTERVIEWS



FLYERS



GUEST SPEAKERS







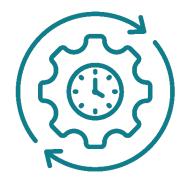




TRANSLATED MATIERALS

Overall Project Engagement (2+ Years)

CONSTANT



85+

Neighborhood +
Town Hall Meetings

COORDINATED



1,100+

Office Hours + Webinars

COLLABORATIVE



100+

Presentations, Discussions, Workshops

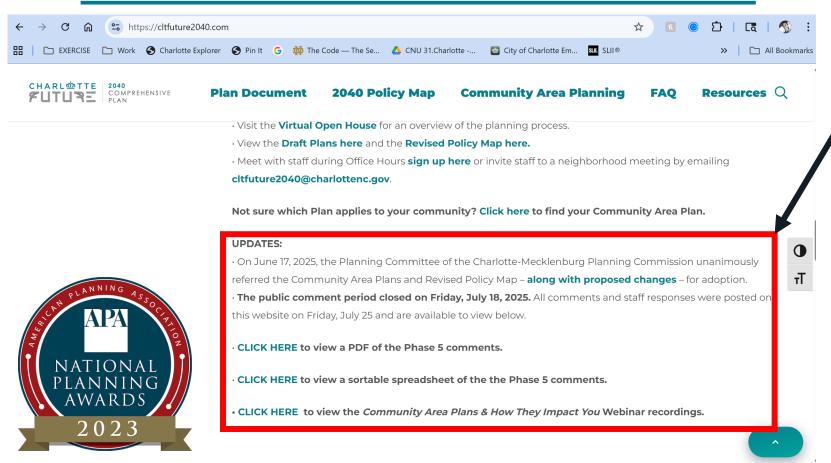


What We Heard:

- →How do neighborhoods and residents know their comments were understood, vetted and addressed?
- →How do these plans reflect the Neighborhood's vision?



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- View Comments
- Navigate a sortable spreadsheet
- See Proposed Changes
- View the Webinar
 Series that includes
 breakout rooms for
 each of the 14
 Community Area
 Plans

Phase 5 Comments



PROPOSED CHANGES Types of Action

New Content & Policies: Specific Plans, ETJ Policies, Displacement Policies, Revisions to Minor Map Amendment Criteria

<u>Clarify:</u> Circle Areas of Change, Place Type Descriptions, User Guide for Assessment Tables, Index, Glossary, Urban Heat Methodology

Quality: Amend maps to improve legibility, Enlarge Implementation Disclaimers, Correct scrivener's errors.

Next Steps: Implementation Roadshow, Update Rezoning Staff Analysis, Share requests for Specific Projects with Interdepartmental Partners

Revised Policy Map: Revise Place Type designations around Cherry Neighborhood and within Steeleberry Acres Neighborhood



Quality Comment Example:

COMMENT:

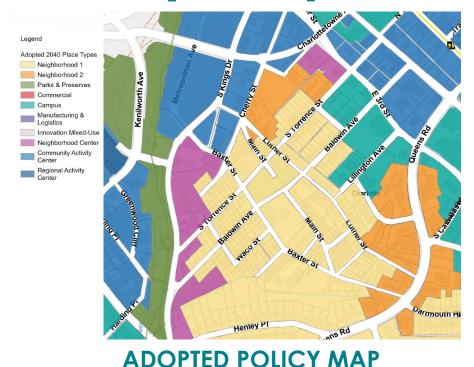
The rendering is misleading and is too big for the neighborhood.

PROPOSED CHANGES:

- Modify the Rendering + Recommendations
- ADD and EMPHASIZE Disclaimer that images are illustrative



Policy Map Change Example: Cherry



6 1 1 Change of Change of

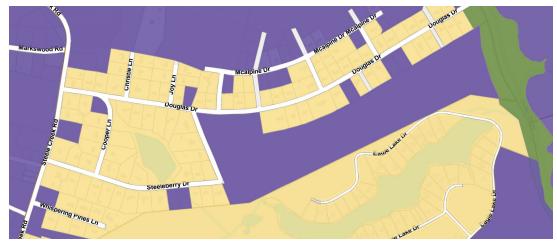
RECOMMENDED POLICY MAP WITH CHANGES (yellow outlined parcels represent changes today)

COMMENT: The borders of Cherry are examples of commercial encroachment that is not aligned with our community's history.

RECOMMENDED CHANGES: Through a collaborative community effort, parcels outlined in yellow are recommended for changes. The ones in red – staff is open to further discussing.



Policy Map Change Example: Steeleberry Acres



ADOPTED POLICY MAP



RECOMMENDED POLICY MAP WITH CHANGES (yellow outlined parcels represent changes)

COMMENT: "Steeleberry Acres is a unique neighborhood and does not fit into a cookie cutter plan."

RECOMMENDED CHANGES: Through a collaborative effort, parcels adjacent to Steeleberry Acres are recommended for Industrial Mixed Use instead of Manufacturing and Logistics





Theme	Description	Examples		
Clarification Questions	Requests for explanation about the planning process, zoning, or implementation	"Who created the plan?" / "Will this affect my zoning?"		
General Support	Expressions of agreement or appreciation for plan elements	"I support the Neighborhood 1 designation."		
Concerns Already Addressed	Issues covered by existing policies or regulations	"What about tree canopy?" → Already addressed in UDO or EJ policies		
Out-of-Scope Issues	Topics outside the plan's authority or jurisdiction	Helmet laws, school funding, police enforcement		
Opposition to Citywide Goals	Disagreement with foundational policies like housing diversity or equity	"Don't support more apartments or mixed- use."		
Site-Specific Issues	Parcel-level or intersection concerns not requiring plan edits	"Add a traffic light at X" → Forwarded to CDOT or CATS		
Misunderstandings	Comments based on confusion about Place Types vs. zoning	"This zoning allows too much height" → Clarified that Place Types ≠ zoning		



Planning is Iterative



Activity
Center Plans
Growth, Housing,

Transportation

Station Area
Plans
Housing,
Infrastructure plan

January '26

Employment District Plans

SPECIFIC PLANS

Growth, Market Needs, Infrastructure Smaller geography plans for specific issues (on-going + as needed)

Focused
Investment Plans
Safety, Housina.

Safety, Housing, Character Environmental Impact Action Plans

Environmental Justice tools

Customized Action Plans

We are committed to transparency in the process and to educate neighborhoods on how to use the plans.

For more info: www.cltfuture2040.com

To comment or schedule: cltfuture2040@charlottenc.gov