CITY OF CHARLOTTE

Implementing the
Charlotte Future 2040 Comprehensive Plan
COMMUNITY AREA PLANNING: PUBLIC REVIEW & FEEDBACK

Community Area Planning

Council Priority Alignment
◁Transportation and Planning

Purpose
◁Information only

Key Takeaways
◁ Present received comments and staff responses on the draft Community Area Plans & Policy Map.

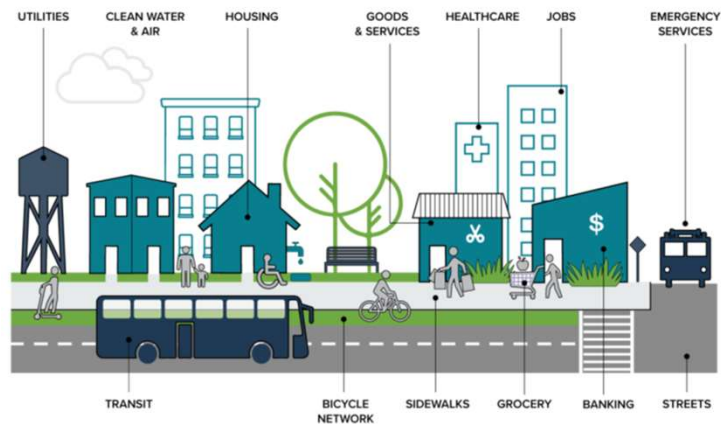# Community Area Planning (CAP)

Previous Council Communication
◁ **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**

Future Council Action
◁ **June 23, 2025: Council decision**

CITY *of* CHARLOTTE   3

These Plans are about:
Creating Complete Communities

ELEMENTS OF A COMPLETE COMMUNITY

UTILITIES — CLEAN WATER & AIR — HOUSING — GOODS & SERVICES — HEALTHCARE — JOBS — EMERGENCY SERVICES

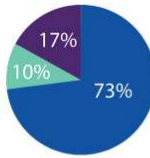TRANSIT — BICYCLE NETWORK — SIDEWALKS — GROCERY — BANKING — STREETS

CLTFUTURE2040.COM   CITY *of* CHARLOTTE

Historical Context
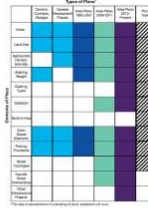

2012 - 2015
CONNECT Our Future Regional Growth Framework

2015
Land Use Policy Audit

2016 - 2018
Place Type Research & Testing

2018 - 2021
Charlotte Future 2040 Comprehensive Plan

CLTFUTURE2040.COM　　CITY of CHARLOTTE

Blueprint for Growth

VISION
Policy & Plans

1 COMPREHENSIVE PLAN — Adopted June 2021
2 STRATEGIC & ACTION PLANS
3 COMMUNITY AREA PLANS
4 SPECIFIC PLANS

Policy Map

LEGALLY BINDING
Regulations & Ordinances

Zoning Ordinance
Subdivision — Chapter 20
Trees — Chapter 21
Streets & Sidewalks — Chapter 19
Post-Construction Stormwater — Chapter 18
Floodplain Regulations — Chapter 9
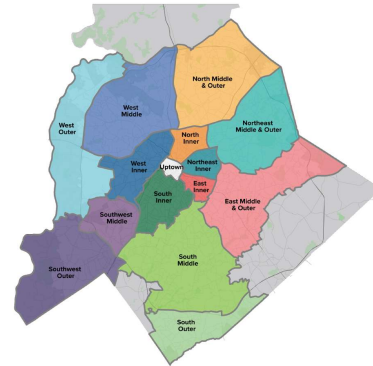Erosion Control — Chapter 17
Driveway/Access Regulations

Unified Development Ordinance — Adopted August 2022

Zoning Map

CLTFUTURE2040.COM　　CITY of CHARLOTTE

3

CAP Process + Outcomes

WINTER 2023
Phase 1
Set The Stage
Identify a community's priorities for action

SPRING - FALL 2023
Phase 2
Create Great Places
Ensure future development supports a community's priorities

SPRING - FALL 2024
Phase 3
Support The Vision
Recommend projects and programs to support a community's priorities

FALL 2024
Phase 4
Plan For Action
Develop an implementation strategy to address a community's priorities

WINTER 2025
Phase 5
Review & Adoption
Request for adoption of Community Area Plans by City Council

COMMUNITY ENGAGEMENT

14 Community Reports

Revised Policy Map & Manual

Maps & Lists: Will identify projects and programs needed to support recommendations for future development (via 2040 Policy Map).

Implementation Strategy: Will identify partnerships and timing needed to put recommendations into action

- CAP Program Guide
- 14 Community Area Plans
- Refined 2040 Policy Map

CLTFUTURE2040.COM

CITY of CHARLOTTE

Value & Impact

2008 – 2015 area plans =
27% City coverage
verse
Community Area Plans =
100% City coverage + FOUNDATIONAL

Criteria for change in **NEIGHBORHOODS**

Clearer direction for **rezonings**
(Helps align decisions with our equitable + smart growth strategy)

Memorialize Strategic Investment Area potential projects

Identify **NEEDS** for mobility, open space, placemaking projects:
- Prioritization of programmatic $
  - Development proposals
  - Neighborhood advocacy

Where + how to reduce **environmental impacts** (such as heat impacts)

CLTFUTURE2040.COM

CITY of CHARLOTTE

Engagement Summary
(Phase 1 – 5)

491,000+
People reached
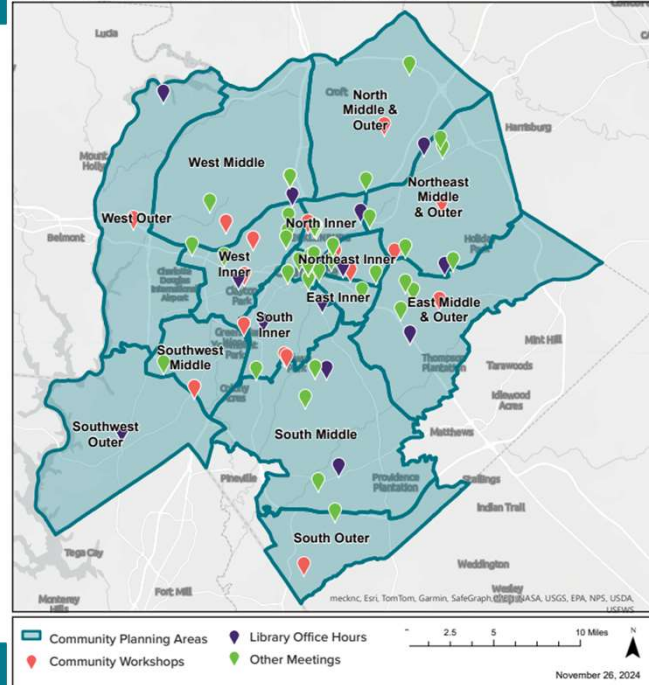(all interactions, including online and social media reach)

6,490+
In-person interactions

2,520
Comments received

CLTFUTURE2040.COM

MAP 1: **COMMUNITY ENGAGEMENT MAP**

Legend:
- Community Planning Areas
- Community Workshops
- Library Office Hours
- Other Meetings

November 26, 2024

Phase 5 Engagement Efforts *(to date)*

NOTIFICATIONS

- Digital ad (GOV Channel, YouTube Livestreams, CMGC Display Boards)

- Press release to media outlets (32 outlets)

- Informational email to Council

- Email blast to distribution list (4,197 recipients)

- Social media posts (12,948 CPDD & 6,243 City impressions)

- Website updates (City & Project)

- Media interviews (WCNC, WBTV, WSOC)

- Newsletters (City Speaks, CROWN Weekly)

ENGAGEMENT OPTIONS

1 Virtual Open House:
- Highlights of process
- Key takeaways
- Link to plans

2 Draft Plans:
- Available at cltfuture2040.com
- Read plans
- Share feedback

3 Office Hours:
- Speak to staff
- Tuesdays, 11 am – 1 pm
- Thursdays, 3 – 5 pm

4 Libraries:
- Hardcopies available

5 MAY 15th WEBINAR

CLTFUTURE2040.COM

CITY *of* **CHARLOTTE**

Your Voice, Your Community: Join the Conversation

What does a Community Area Plan mean for YOU and your community?

Join us for an interactive webinar where residents can speak with staff and get answers about how their individual Community Area Plan will impact daily life.

📅 **May 15th** 🖥 **Live Online**

🕐 **5 pm – 6 pm: West & North Plans = 57 Participants**
6 pm – 7 pm: East & South Plans = 47 Participants

104 Participants

CLTFUTURE2040.COM

CITY *of* **CHARLOTTE**

Phase 5 Comments
Overview

Total Comments	Type of Comment
822	**60** (7%) Support
	269 (33%) Suggestions
	170 (20%) Questions
	323 (40%) Concerns

Majority of feedback is collaborative

Feedback received on:
• All plan chapters
• All plan geographies

CLTFUTURE2040.COM

CITY *of* **CHARLOTTE**

Phase 5 Comments
SUPPORT

"Duplexes and quadraplexes are common housing types in Dilworth and Sedgefield that should be built more frequently. Support!"

In reference to the Placemaking Aspirations:
"This is a great idea – especially for the Transforming Nations Ford service area, which is incredibly diverse racially, culturally, and generationally."

"This vision of a pedestrian-oriented, medium-density development within a five-minute bike ride from my house is one of the most exciting things I can recall ever seeing in a planning document."

"The West Middle CAP is an impressive document and great guide for future development. Thank you all for prioritizing our wellbeing and your hard work."

CLTFUTURE2040.COM

CITY *of* CHARLOTTE

Phase 5 Comments
SUGGESTIONS

~35% of suggestions resulted in edits or additions to the draft plans. Edits fall into four categories:

NEW CONTENT / POLICIES

CLARITY

QUALITY

NEXT STEPS

CLTFUTURE2040.COM

CITY *of* CHARLOTTE

Phase 5 Comments
SUGGESTIONS & EDITS

NEW CONTENT / POLICIES

Add Details about Specific Plans (SP) – Identify the types of available plans and establish prioritization criteria for each type in the Program Guide.

Add Environmental Justice Action Plans (EJAPs) to the SP Toolbox – To support the implementation of the CAP Environmental Justice policies and further mitigate impacts.

Add an Extraterritorial Jurisdiction (ETJ) Policy – "To ensure delivery of adequate public services, consider utility capacity (water, sewer, and solid waste), road maintenance, emergency services, and evacuation routes when evaluating entitlements through city-led or privately initiated rezonings."

Revise Environmental Justice Policy EJ-7 – To encourage both the co-location of cooling amenities at mobility hubs and the integration of smart surfaces as mitigation tools in areas impacted by urban heat.

CLTFUTURE2040.COM CITY *of* CHARLOTTE

Phase 5 Comments
SUGGESTIONS & EDITS

CLARITY

Enhance the 2040 Policy Map Spread – To clarify where change is anticipated circle "Areas of Change" on the Policy Map and include Place Type descriptions adjacent to map to support interpretation.

Add a New Spread on CAP Assessment Tables – To illustrate how the tables will guide future public and private investments in each community.

Develop a Funding Program Matrix for Specific Mobility Projects – To clarify that city mobility programs will help address infrastructure needs, identify eligible program funds for specific mobility requests.

Add Index, Glossary, and Omitted Methodology to Appendix – To enhance navigation and understanding.

CLTFUTURE2040.COM CITY *of* CHARLOTTE

Phase 5 Comments
SUGGESTIONS & EDITS

QUALITY

Amend Maps to Improve Legibility – Increase legibility by adding neighborhood names, the ETJ boundary, the Catawba River, additional street names, etc.

Enlarge Implementation Disclaimers – Emphasize the Implementation Guide is not adopted; Enlarge disclaimer for Illustrative Concepts and add explanatory language about the intent of the Existing and Future Place Type maps.

Correct Scrivener's Errors – Improve accuracy by correcting labels, spelling errors, and mismatched image or maps.

CLTFUTURE2040.COM

CITY *of* **CHARLOTTE**

Phase 5 Comments
SUGGESTIONS & EDITS

NEXT STEPS

Develop an Implementation Roadshow – To help all users (community members, developers, city staff, and officials) understand how the CAP policies are to be interpreted and applied to decision-making.

Update Rezoning Staff Analysis – To integrate CAP policies and ensure requests are consistently evaluated in line with Charlottes equitable and smart growth strategy.

Share Requests for Specific Projects with Interdepartmental Partners – To be included in their databases for future prioritization.

CLTFUTURE2040.COM

CITY *of* **CHARLOTTE**

Phase 5 Comments
QUESTIONS & CONCERNS

Questions and Concerns fall into four categories:

FUTURE GROWTH **INFRAS-TRUCTURE** **TRADE-OFFS** **TECHNICAL**

CLTFUTURE2040.COM — CITY of CHARLOTTE

Phase 5 Comments
QUESTIONS & CONCERNS: FUTURE GROWTH

1) Concerns about Growth:
Opposition to overall pace/scale of growth in the City

- Growth will continue
- CAPs help manage growth by:
  - Aligning development with infrastructure capacity
  - Respecting neighborhoods
  - Creating walkable, mixed-use centers
- Without CAPs, 73% of the city lacks community-level guidance for directing growth

2) Disagreement with Growth Strategy:
Conflicting feedback on current approach

- More density vs. less density
- Current Policy Map designations can accommodate projected growth
- Policy PT-3 (Map Amendment Criteria) provides consistent considerations for evaluating map changes overtime
- Policy PT-5 provides criteria for change in neighborhoods

CLTFUTURE2040.COM — CITY of CHARLOTTE

Phase 5 Comments
QUESTIONS & CONCERNS: INFRASTRUCTURE

3) Request for Additional or Specific Infrastructure: Emphasis on the need for more mobility projects, parks, greenways	4) Impact on City Services: Concerns about the ability to maintain quality city services with growth
• CAP memorializes the Strategic Investment Area (SIA) approach to align mobility policies + projects • CAP Assessment Tables identify infrastructure needs to guide future private and public investments • Neighborhood Toolkit outlines existing resources • Requests for specific projects will be shared with interdepartmental partners for inclusion in future prioritization efforts	• Policy PFS-1 calls for a formalized and unified system for developing and sharing growth forecasts, so all service providers have access to consistent growth data.

CLTFUTURE2040.COM

CITY of CHARLOTTE

Phase 5 Comments
QUESTIONS & CONCERNS: TRADE-OFFS

5) Balancing Tree Canopy and Development: Concerns about preserving tree canopy amid ongoing development	6) Environmental Justice Impacts: Continued concern about neighborhoods adjacent to manufacturing	7) Level of Detail in the Plans: Request for more neighborhood-specific details
• CAPs can't stop development • 2040 goal for a healthy environment linked to UDO tree regulations • Ongoing monitoring + adjustments (Tree Canopy Action Plan 2.0)	• Discussed with community during Policy Map and CAP development • CAP EJ policies aim to ensure the condition isn't repeated in the future • EJ Action Plan will focus on smaller geographies and implementation projects	• 2008 – 2015 Plans = 27% coverage, CAPs = 100% coverage • CAPs offer appropriate details based on 2040 Plan, Policy Map, SMP, UDO • Specific Plans will address unique issues in smaller geographies

CLTFUTURE2040.COM

CITY of CHARLOTTE

Phase 5 Comments
QUESTIONS & CONCERNS: TECHNICAL

8) Need for Policy Clarification:
Questions regarding Place Types, Strategic Mobility Plan, Strategic Investment Areas, Streets Map, Assessment Tables

- Answer questions
- Cross-references to related plan sections when appropriate
- Will make "clarifying" revision to improve interpretation:
  - Enhance 2040 Policy Map spread
  - Add new spread on CAP Assessment Tables
  - Add index and glossary

9) Data and Methodological Questions:
Inquiries regarding data sources, analysis methods, and interpretation

- Reference data sources and methodologies in Appendix
- Answer questions about interpretation

10) Implementation and Accountability:
Skepticism about whether plans will be effectively implemented

- CAP Implementation Roadshow
- Update rezoning staff analysis

CLTFUTURE2040.COM

CITY *of* CHARLOTTE

Value & Impact

2008 – 2015 area plans =
27% City coverage
verse
Community Area Plans =
100% City coverage + FOUNDATIONAL

Criteria for change in
NEIGHBORHOODS

Clearer direction for
rezonings
(Helps align decisions with our equitable + smart growth strategy)

Memorialize
Strategic Investment Area potential projects

Identify **NEEDS** for mobility, open space, placemaking projects:
- Prioritization of programmatic $
  - Development proposals
  - Neighborhood advocacy

Where + how to reduce
environmental impacts (such as heat impacts)

CLTFUTURE2040.COM

CITY *of* CHARLOTTE

Next Steps

◁ **June: Planning Committee Referral & Council Decision**

◁ If adopted:

- CAP Implementation Roadshow (Summer – Winter 2025)

- Update Rezoning Staff Analysis (Late Summer 2025)

- Pre-planning for specific plans (Fall 2025)

- Charlotte Future 2040 Comprehensive Plan 5-Year Assessment (2026)

CLTFUTURE2040.COM

CITY *of* CHARLOTTE