

VISION
AND
GOALS



IMPLEMENTATION
INITIATIVES

Mapping
Tools and
Guidance for
Public and
Private
Investment



The Vision For Our Growth



2040
COMPREHENSIVE
PLAN

How We GROW
LAND USE

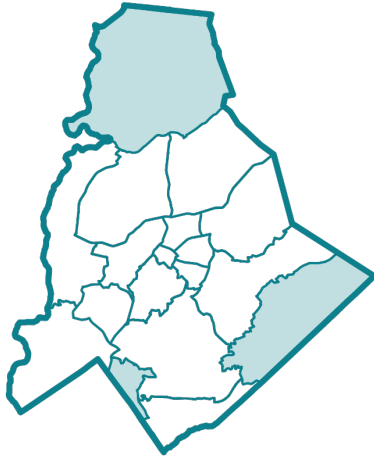


How We CONNECT
MOBILITY



How We BUILD
DEVELOPMENT





CHARLOTTE FUTURE 2040 COMMUNITY AREA PLANNING

Implementing the Charlotte Future 2040 Comprehensive Plan

TRANSPORTATION, PLANNING & DEVELOPMENT COMMITTEE
SEPTEMBER 3, 2024



Agenda

- ◁ Why are we here?
- ◁ Community Area Planning Overview
- ◁ How does this impact my district?
- ◁ Next Steps

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Community Area Planning (CAP)

Purpose: Provide community-level guidance for growth & development (*including places, mobility, open space, capital facilities, community facilities & amenities*)

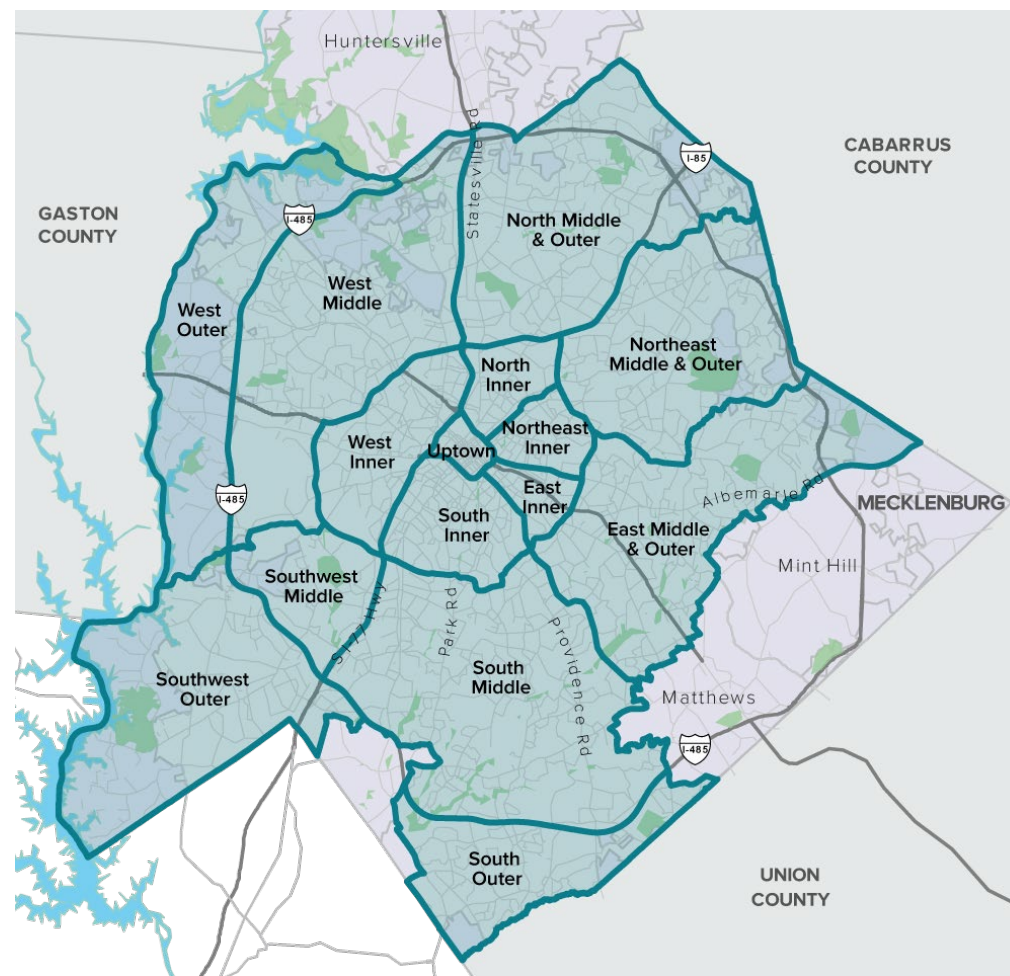
Approach:

- Citywide = Equitable
- Larger geographies = Efficient

Expected Outcomes:

- 14 Community Area Plans
 - Policy Map Refinements
 - Planned + Needed Projects/Programs
 - Illustrative Concepts
 - Implementation Strategy
- Refined 2040 Policy Map & Manual

Community Area Planning Geographies





Process + Plan Components

PROCESS

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

OUTCOMES



14 Community Reports:

Identified each community's greatest needs in terms of access to housing choices, job opportunities, daily goods & services, and reduced environmental impacts.



Revised Policy Map & Manual:

Looked for opportunities to increase access and reduce impacts through refinements to the Adopted 2040 Policy Map.



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

We are here



Policy Map Manual

- Policy Map Overview
 - Place Types
 - Preferred Adjacencies
- Policy Map + UDO Zoning Districts
- Policy Map Updates
 1. Planning Related Updates
 2. Minor Map Amendments (*via Rezoning*s)
 3. Major Map Amendments



2040 Policy Map Process & Engagement

2021

2022

2023

2024

LIVE, WORK, PLAY SURVEY

4,750 responses
inform the mapping
approach when there are
multiple options for
achieving The Plan's
goals.

1ST DRAFT POLICY MAP

960 comments
inform the Technical
&
Community Driven
changes to the
mapping approach.

2ND DRAFT POLICY MAP

688 comments
reviewed for
consistency with
the mapping approach.
51% of comments
incorporated into
map.

PUBLIC COMMENT PERIOD

360 comments
reviewed for
consistency with
the mapping approach.
32% of comments
incorporated into
map.

REVISED POLICY MAP COMMENT PERIOD

50 comments
reviewed for
consistency with the
mapping approach.
10% of comments
incorporated into
map.

COORDINATED



42

Workshops



40

1-ON-1 Sessions with
Staff



6

Focus Group Sessions



136

Events



1,080

Hours Office
Hours



6 Months

Online Comment Application



37

Community Conversations

CONSTANT



Social Media



Video



Email &
Newsletters



Story Map



Materials @
Libraries



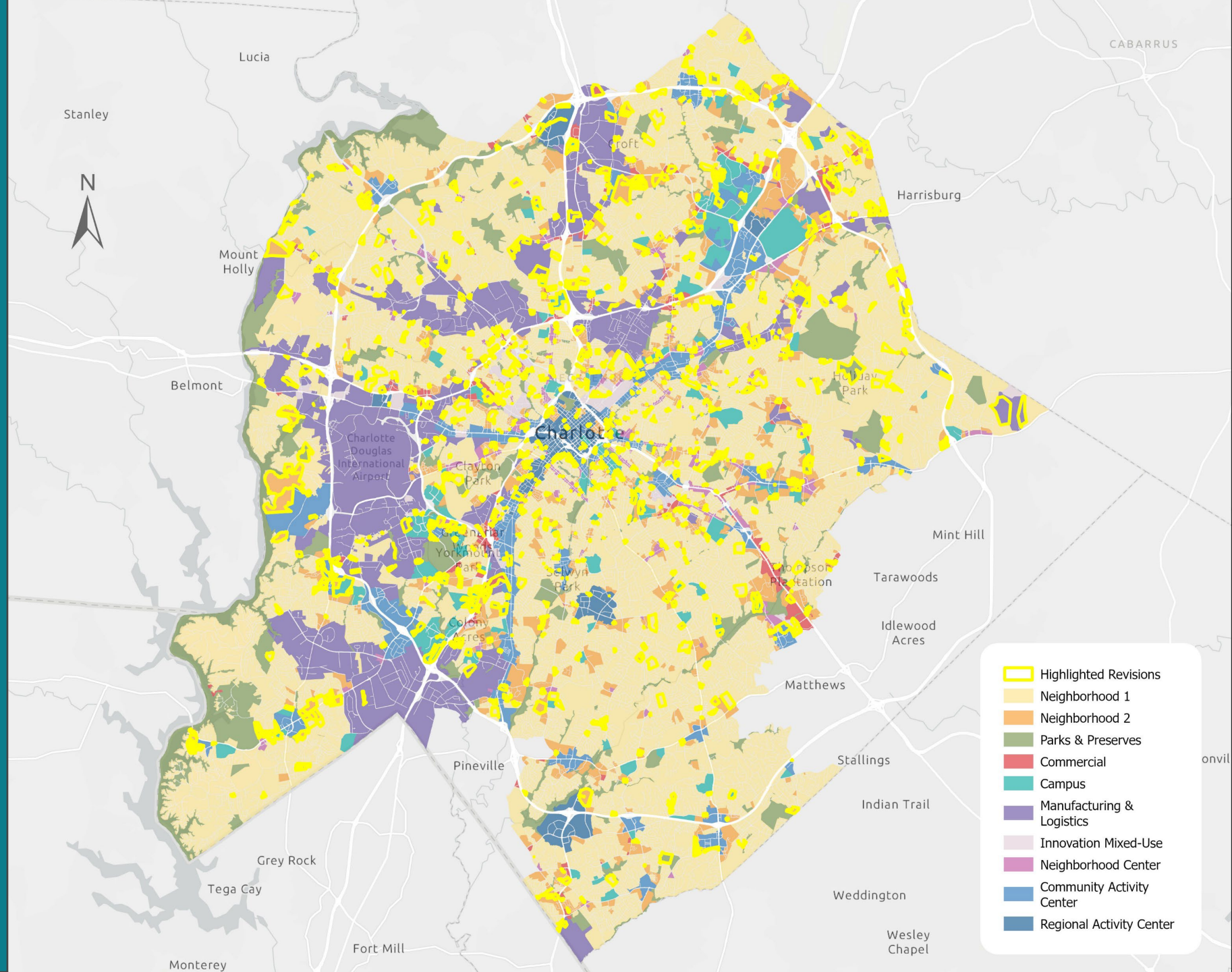
Flyers

Revised 2040 Policy Map

*Reflects External &
Internal Engagement*

*Total Change: 6%**

**Revisions highlighted
in yellow*





Phase 3 Workshops



WEST

VIRTUAL

Tuesday, Sep 3
11:00am - 12:30pm

IN-PERSON

Thursday, Sep 5
5:00pm - 7:00pm

Ophelia Garmon Brown
Community Center
2647 Freedom Drive

NORTH

VIRTUAL

Tuesday, Sep 24
11:00am - 12:30pm

IN-PERSON

Thursday, Sep 26
5:00pm - 7:00pm

Oasis Shriners
604 Doug Mayes Place

EAST

VIRTUAL

Tuesday, Oct 15
11:00am - 12:30pm

IN-PERSON

Thursday, Oct 17
5:00pm - 7:00pm

Aldersgate
3800 Shamrock Drive

SOUTH

VIRTUAL

Tuesday, Nov 12
11:00am - 12:30pm

IN-PERSON

Thursday, Nov 14
5:00pm - 7:00pm

Queens University Sports
Complex & Conference Center
2229 Tyvola Rd



FALL 2024
WORKSHOP
SIGN UP



SUPPORTING
THE VISION
STORYMAP

- Objective: Identify projects and programs needed to support future growth;
 - Share information + collect feedback
- Drop-In, no formal presentation
- 5 Stations: Mobility, Sustainability/Open Space, Public Services, Community Character, Special Districts

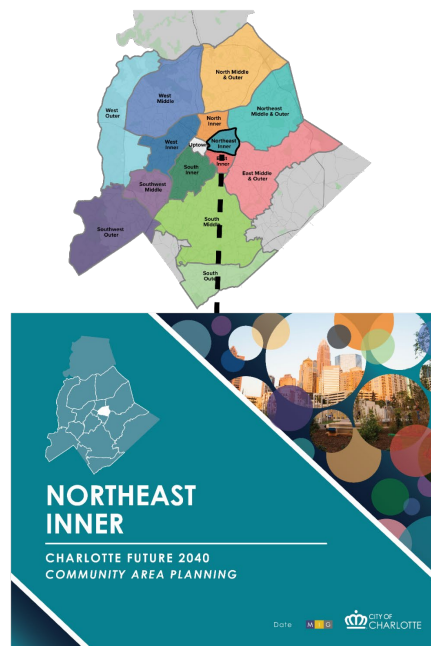
Next Steps

- Plan Development
- Draft Plans (Feb. '25)
- Review & Adoption:
 - 1 Guide & Policy Map Manual
 - 14 Plans
 - Revised Policy Map

1 Guide



14 Plans



Plan Contents



Questions?

VISIT OUR WEBSITE

CLTFUTURE2040.COM

FOLLOW US

 @cltplanning



FALL 2024
WORKSHOP
SIGN UP



SUPPORTING
THE VISION
STORYMAP



TRANSPORTATION, PLANNING AND DEVELOPMENT COMMITTEE

Residential Development Tools Update

WHERE WE'VE BEEN – RESIDENTIAL CHANGES TO DATE

► Conservation (Phase 1)

- Adopted **May 20, 2024**
- *Purpose:* Sites with constraints
- *Addressed:*
 - Quality (development standards / livability)
 - Quantity (mix of housing types)

► Compact (Phase 2)

- Adopted **June 24, 2024**
- *Purpose:* Modern Housing Supply Tool
- *Addressed:*
 - Quality (development standards / livability)
 - Quantity (mix of housing types)

► Residential Supply (Phase 3)

- *Purpose:* Right-size housing diversity/location and add more housing tools

WHERE WE'VE BEEN – RESIDENTIAL CHANGES TO DATE

- ▶ Prior text amendments dealt primarily with larger, greenfield development projects and Council referral
- ▶ Current Phase 3 efforts are intended to further refine residential options
- ▶ Focus on infill and small-scale development options (missing middle)
- ▶ Calibrate + apply lessons learned through 1 year of UDO implementation



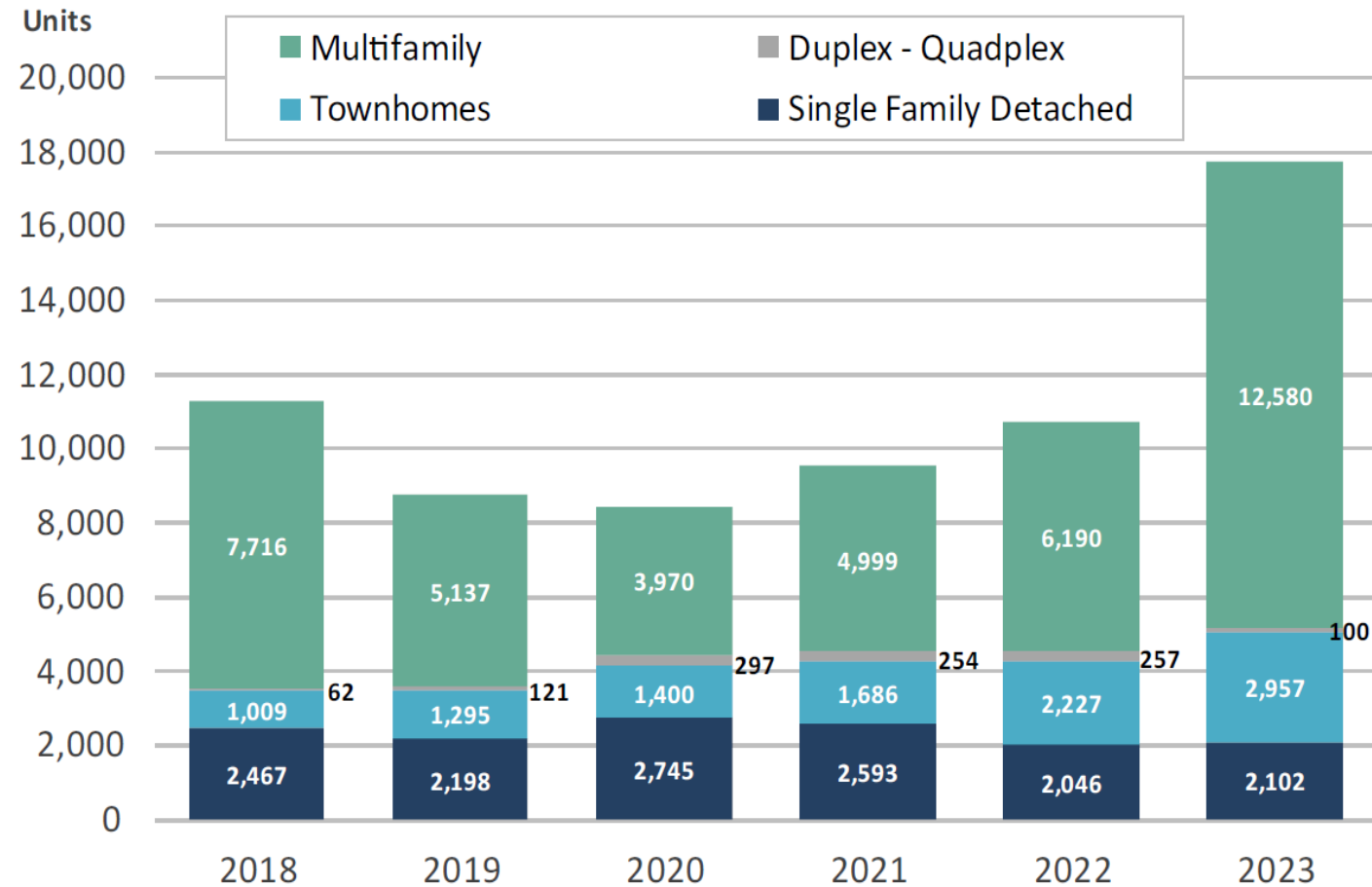
MISSING MIDDLE HOUSING – WHAT IS IT?

- Missing Middle Housing includes duplexes, triplexes, and fourplexes, courtyard apartments, bungalow courts, townhouses, multiplexes, and live/work units.



MARKET TRENDS – MISSING MIDDLE IN CHARLOTTE

Figure 3. New Construction Building Permits Issued (Units) - Charlotte, 2018-2023



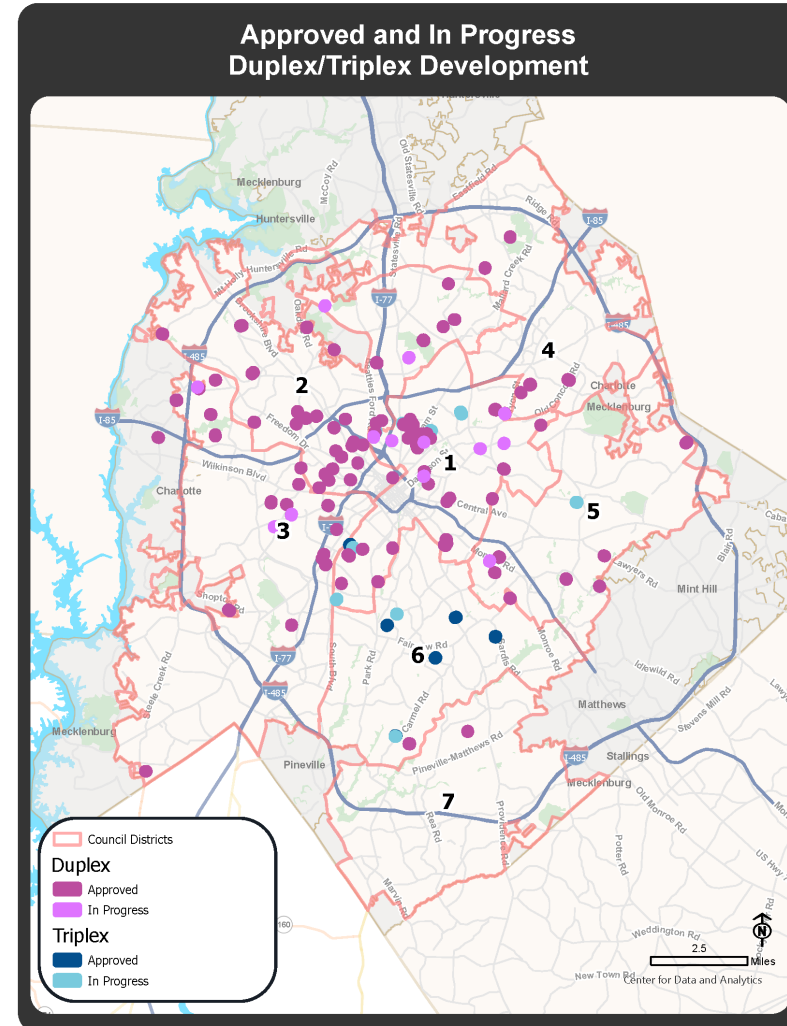
Source: City of Charlotte; Economic & Planning Systems

MARKET TRENDS – MISSING MIDDLE IN CHARLOTTE

Missing Middle Unit Numbers since June 1, 2023

In Process and Approved (Infill)

ADU	99
Duplex	174
Quadrplex	7
Triplex	26



CHARLOTTE 2040 PLAN VISION



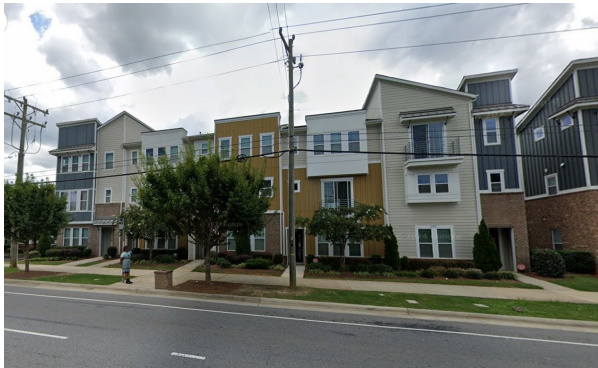
Goal 1: 10-Minute Neighborhoods: Households should have access to essential amenities, goods & services within a comfortable, tree-shaded 10-minute walk, bike, or transit trip.



Goal 2: Neighborhood Diversity & Inclusion: Diversity of housing options by increasing the presence of middle-density housing and ensuring regulations allow for flexibility of housing within existing neighborhoods.



Goal 3: Housing Access for All: Ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing housing units through new construction.



PHASE 3 CONSIDERATIONS

- Do we consider townhomes in additional UDO districts?
- Can we create opportunities for Cottage Court development to occur by-right?
- Develop more flexible and efficient process for hotel conversions
- Explore ways to encourage stacked quads (2 over 2)
- Revise ADU standards
- Create pre-approved pattern books for missing middle housing types
- Explore a missing middle zoning district
- Increase affordable housing tools and explore options to fast-track affordable projects

CURRENT UDO						
	Single Family Detached	Duplex	Triplex	Quadraplex (stacked)	Townhouse	Small Multifamily Building
Neighborhood 1 A	Allowed	Allowed	Allowed	Arterials + Affordable Unit	Not Allowed	Not Allowed
Neighborhood 1 B	Allowed	Allowed	Allowed	Arterials + Affordable Unit	Not Allowed	Not Allowed
Neighborhood 1 C	Allowed	Allowed	Allowed	Arterials + Affordable Unit	Not Allowed	Not Allowed
Neighborhood 1 D	Allowed	Allowed	Allowed	Arterials + Affordable Unit	Not Allowed	Not Allowed
Neighborhood 1 E	Allowed	Allowed	Allowed	Arterials + Affordable Unit	Not Allowed	Not Allowed
Neighborhood 1 F	Allowed	Allowed	Allowed	Allowed	Up to 15 units in 2 buildings	Up to 15 units in 1 building

WHAT'S NEXT? RESIDENTIAL SUPPLY – PHASE 3

► Multi-part approach

- Prioritize possible solutions
- Community engagement on changes that require input and feedback
- Collaboration with other City initiatives
 - Housing Funding Strategies
 - Strategic Investment Areas
- Work to continue through the fall with text amendments being proposed early 2025

DISCUSSION