



**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.**

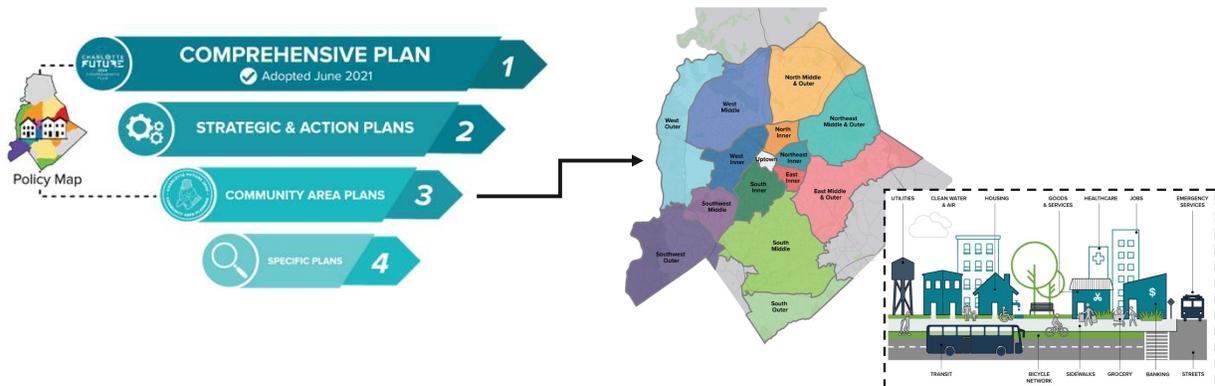
# Community Area Planning (CAP)

## Previous Council Communication

- March 5, 2026: TPD presentation
- 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*





# 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.

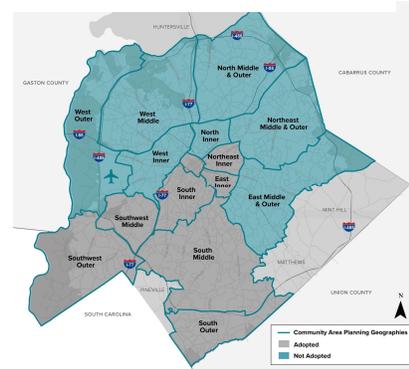
### 7 ADOPTED PLANS

- 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



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# Engagement Preparations

December	January	February	March
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- Intradepartmental Leadership & Strategic Partnerships
- Feedback & Key Themes
- Clearer Messaging
- Community Touchpoints
- Updated Staff Analysis

**GOAL**  
Mar. 23  
Council  
Decision

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# 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

<b>February 12</b> 6 - 7:30 PM West Charlotte High School	<b>February 17</b> 12 - 1:00 PM Virtual	<b>February 19</b> 6 - 7:30 PM University City United Methodist	<b>February 24</b> 12 - 1:00 PM Virtual
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## 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](mailto: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

# Existing Policies: Environmental Impacts



**Avoid Housing Near Manufacturing**



**Separate Industry With Green Buffers**



**Buffer Industry With Mixed-Use**



**Prioritize Impacted Areas**

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# New Policies: Environmental Impacts



**Land Use Review Along Transit**



**Protect Tree Canopy**



**Transition Strategies For Manufacturing Edges**



**Avoid Manufacturing Near Housing**



**Analyze Additional Tools to Mitigate Manufacturing Impacts**



**Guidance for Emerging Land Uses**

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# Existing Policies: Neighborhood Change



**Respect Neighborhoods**



**Grow Where Infrastructure Can Support It**



**Rezone With Purpose**

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# New Policies: Neighborhood Change



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## Existing Policies: Infrastructure



**Growth Where Infrastructure Can Support It**



**Strategic Mobility Investments**

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## New Policies: Infrastructure



**Clarify Link Between Growth & Infrastructure**



**Traffic Impact Thresholds**

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# Engagement Outcomes

***3 Types Of Proposed Changes:***

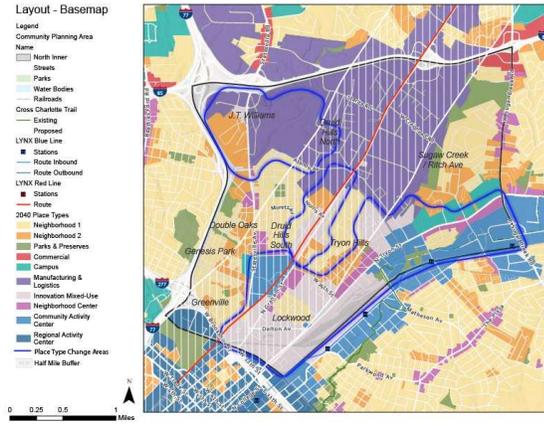
**NEW POLICIES**

**Minor Additions & Revisions**

**Map Changes**



**Example: Identified areas for land use review along transit corridors**



# Engagement Outcomes

***3 Types Of Proposed Changes:***

**NEW POLICIES**

**Minor Additions & Revisions**

**Map Changes**

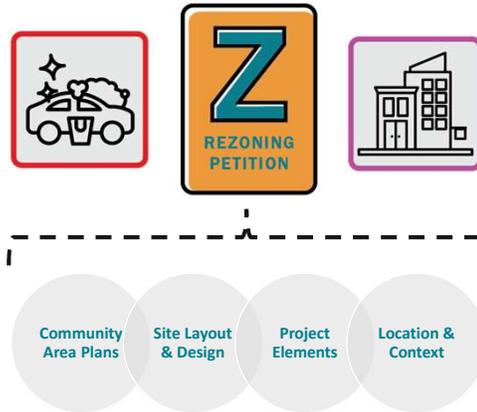


**Example: Revised Place Type to Innovation Mixed-Use**



# How Do These Plans Impact You?

- 1) Rezoning** – 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 policy considerations summary

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

# Path Forward



January	February	March
<b>ENGAGEMENT</b>		
<p><i>Neighborhood Conversations</i></p> <p><i>Town Hall &amp; Other Meetings</i></p>	<p><i>Citywide Survey</i></p> <p><i>Community Workshops</i></p>	
		Share Proposed Changes
<p>Rezoning Staff Analysis updated to include Adopted Plans</p>		<p>Mar. 5 TPD</p> <p>Mar. 9 Action Review</p> <p>Mar. 23 Council Decision</p>

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# What's Next



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



- COMPREHENSIVE PLAN** (Adopted June 2021) → 5-Year Comprehensive Plan Assessment
- STRATEGIC & ACTION PLANS** → Transit Oriented Communities Policy
- COMMUNITY AREA PLANS**
- SPECIFIC PLANS** → Smaller geography plans for specific issues

<p><b>Activity Center Plans</b></p> <p><i>Growth, Housing, Transportation</i></p>	<p><b>Station Area Plans</b></p> <p><i>Housing, Infrastructure Plan</i></p>	<p><b>Employment District Plans</b></p> <p><i>Growth, Market Needs, Infrastructure</i></p>	<p><b>Focused Investment Plans</b></p> <p><i>Safety, Housing, Character</i></p>	<p><b>Environmental Impact Action Plans</b></p> <p><i>Environmental Justice tools</i></p>	<p><b>Customized Action Plans</b></p>
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Questions?

