

# CHARLOTTE FUTURE 2040 COMMUNITY AREA PLANNING

## Implementing the Charlotte Future 2040 Comprehensive Plan

TRANSPORTATION, PLANNING & DEVELOPMENT COMMITTEE  
JANUARY 6, 2025



# Agenda

- ◁ Community Area Planning Overview
- ◁ Phase 2 & Phase 3 Engagement Summary (Per Council District)
  - Major Themes by District
- ◁ Plan Outline & Example Spreads
- ◁ Next Steps: Opportunities for Council and Community to Engage



# Community Area Planning (CAP)

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

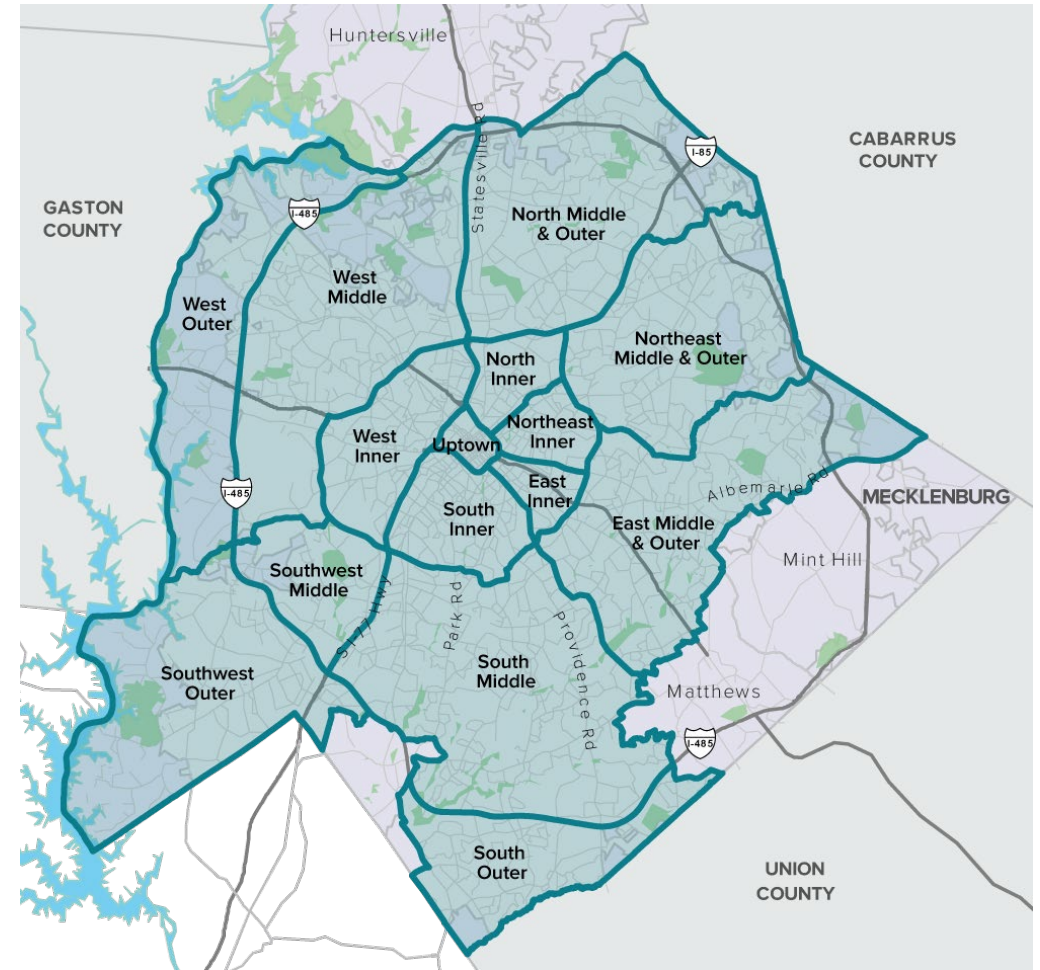
## Approach:

- 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



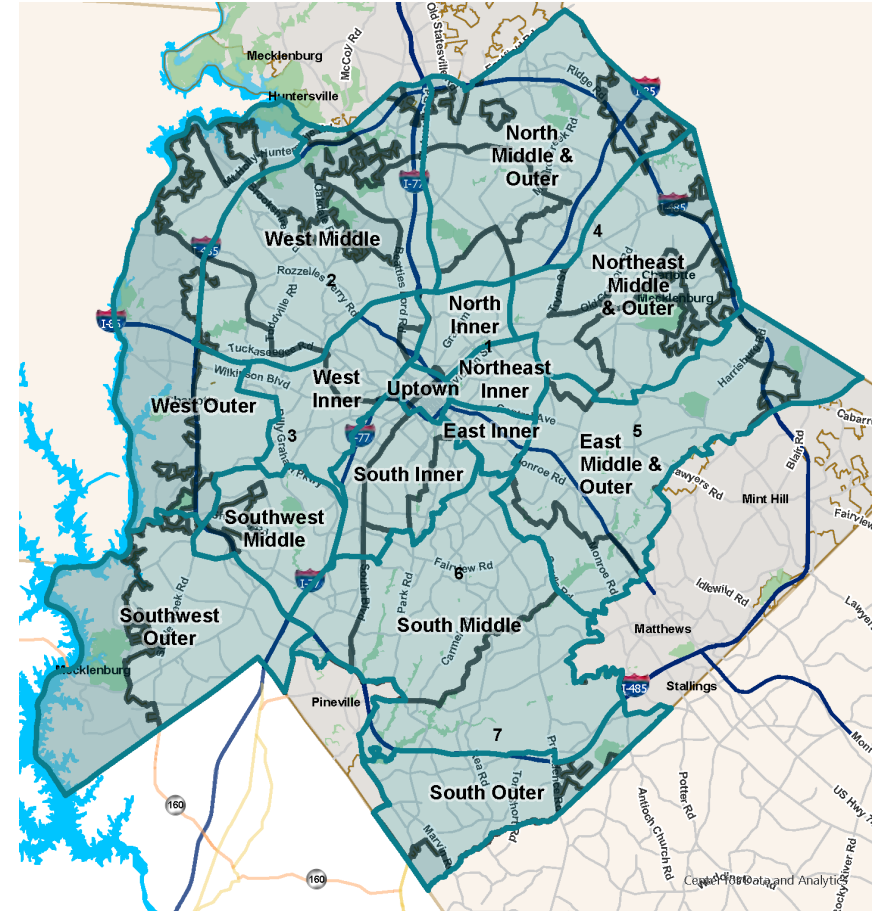


# CAPs Per Council Districts

Council District	CAP Geography
District 1	Northeast Inner
	East Inner
	South Inner
	North Inner
	Northeast Middle & Outer
	North Middle & Outer
District 2	East Middle & Outer
	West Outer
	West Middle
	West Inner
District 3	North Middle & Outer
	Southwest Outer
	South Middle
	Southwest Middle
	West Inner
	West Outer
	West Middle

Council District	CAP Geography
District 4	West Middle
	North Middle & Outer
	Northeast Middle & Outer
District 5	Northeast Middle & Outer
	East Middle & Outer
District 6	East Middle & Outer
	South Middle
	South Inner
District 7	South Middle
	South Outer

CAPs & Council Districts





# 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

COMMUNITY ENGAGEMENT

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

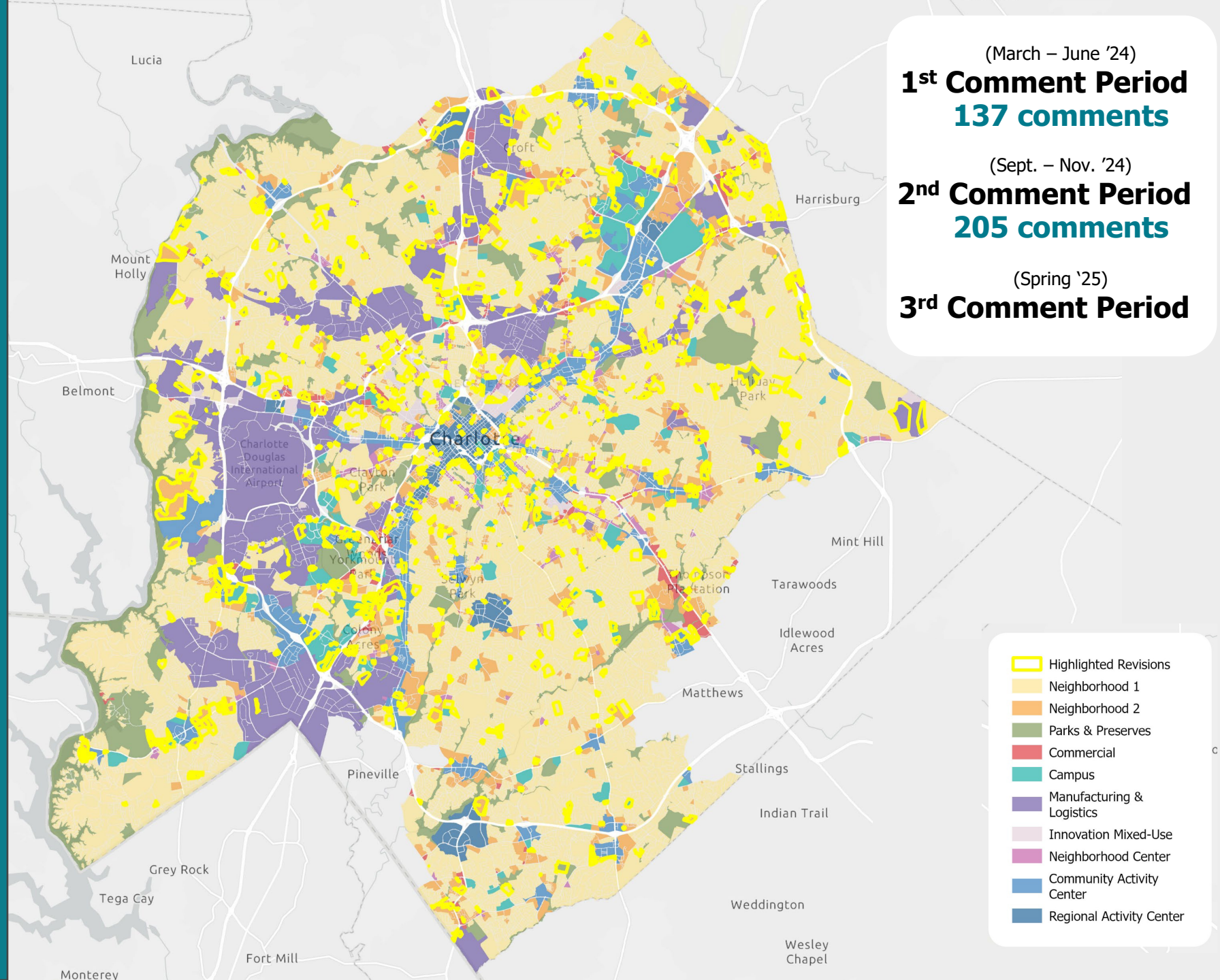


# Phase 2 Outcome: Revised 2040 Policy Map & Manual

*Reflects External &  
Internal Engagement*

*Total Change: 6%\**

*\*Revisions highlighted  
in yellow*



# Ph. 2: Revised 2040 Policy Map Comments




## Comments Received Per Council District

- External engagement included:
  - **42** Workshops
  - **445** Participants
  - **877** Comments
- External & internal engagement resulted in **6%** change

Council District	1 <sup>st</sup> Draft Revised Policy Map	2 <sup>nd</sup> Draft Revised Policy Map
1	42	65
2	51	10
3	37	9
4	13	1
5	14	5
6	25	34
7	59	40
<b>Citywide</b>	<b>137</b>	<b>205</b>

# Ph. 3: Supporting the Vision Comments





Collection

## Supporting the Vision

The third phase of Community Area Planning focuses on the projects and programs needed to support the vision for future places.

The following information was shared at the 2024 workshops.


---

[Get started](#)

To participate in this phase and share your voice click Get Started.



1 Introduction



2 Mobility




3 Open Space & Sustainability



4 Community Character



5 Public Services



6 Special Districts



**SUPPORTING THE VISION STORYMAP**

**Webtool Views: 2,532**

Station	Comment Topics	Comments Received
1	Strategic Investment Areas	49
	General Mobility Improvements	198
2	Open Space & Sustainability	49
3	Placemaking	31
	Historic Districts	6
4	Public Services	18
5	Special Districts	13
<b>Total Comments Received</b>		<b>364</b>



# Ph. 3: Supporting the Vision Comments



- External engagement included: **8** Workshops, **319** Participants, **364** Comments

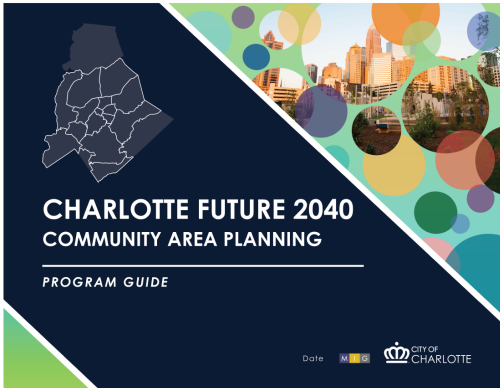
## Comments Received Per Council District

Council District	No. 1 Topic	No. 2 Topic	No. 3 Topic
1	General Mobility	Placemaking	Open Spaces & Sustainability
2	General Mobility	Open Spaces & Sustainability	Strategic Investment Areas
3	General Mobility	Strategic Investment Areas	Placemaking
4	General Mobility	Strategic Investment Areas	Open Spaces & Sustainability
5	General Mobility	Strategic Investment Areas	Open Spaces & Sustainability
6	General Mobility	Strategic Investment Areas	Placemaking
7	General Mobility	Strategic Investment Areas	Open Spaces & Sustainability
<b>Citywide</b>	<b>General Mobility</b>	<b>Strategic Investment Areas</b>	<b>Open Spaces &amp; Sustainability</b>

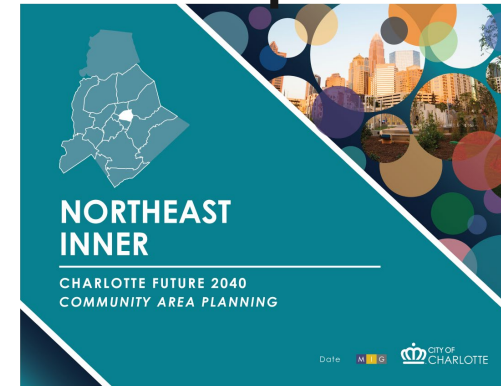
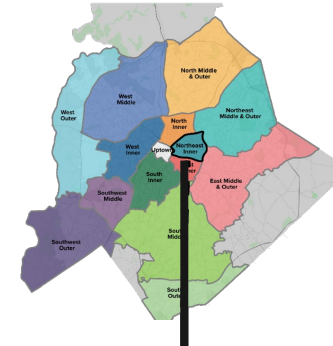


# CAP Outline

## 1 Program Guide



- A INTRODUCTION
- B PLANNING FRAMEWORK
- C CITYWIDE POLICIES
- D ENGAGEMENT SUMMARY
- E GLOSSARY OF TERMS



## 14 Area Plans

- 1 COMMUNITY AREA PROFILE
- 2 COMMUNITY NEEDS & GOALS
- 3 CREATING COMPLETE COMMUNITIES
- 4 SUPPORTING THE VISION
- 5 IMPLEMENTATION: ACTION ITEMS & ILLUSTRATIVE CONCEPTS

# CAP Example: *Community Area Profile*



## 14 Area Plans

- 1 COMMUNITY AREA PROFILE
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### COMMUNITY AREA PROFILE

**AREA NAME**

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**Legend**

- East Inner Community Planning Area
- Streets
- Parks
- Water Bodies
- Railroads
- Dove Charokito Trail
- Existing
- Proposed
- LYNX Blue Line
- Stations
- Route
- LYNX Silver Line (Adapted)
- Stations

**QUICK FACTS**

**EXPECTED GROWTH**

The East Inner geography is projected to grow by 1,016 residential units and 9,290 jobs by 2040.

**POPULATION**

The East Inner geography is comprised of 17,656 residents, which is 1.9% of the city's population.

**17,656 RESIDENTS**    **1.9% OF CITY-WIDE POPULATION**

**EDUCATION & JOBS**

Most adults aged 25+ in the East Inner geography have a high school diploma or equivalent (90.7%), and over half (55.3%) have a bachelors degree or higher.

**90.7% ADULTS AGE 25+ WITH HIGH SCHOOL DIPLOMA OR EQUIVALENT**    **55.3% ADULTS AGE 25+ WITH BACHELORS DEGREE OR HIGHER**

**INCOME**

The Median Household Income Range in the East Inner geography is between \$18,012 and \$103,529.

**\$18,012 - \$103,529 MEDIAN HOUSEHOLD INCOME RANGE**

**RACE**

Most residents in the East Inner geography are White (55%), followed by Black (28%) and Latino (10.3%).

**55% WHITE    28% BLACK    10.3% LATINO**

**Community Reports**

Community Reports were developed for each geography during Phase 1 of the Community Area Planning Process. These reports outline who lives, works and plays in each geography, what growth is expected for the community by 2040, and what the community's greatest needs are to ensure that the expected growth will benefit everyone.

These reports are available online at [www.cltfuture2040.com](http://www.cltfuture2040.com)

- Summary of existing land uses, building form, infrastructure, demographics, and projected growth.
- Incorporates the 14 *Community Reports* published in Feb. 2023

# CAP Example: *Community Needs & Goals*



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## COMMUNITY NEEDS & GOALS

### EGF METRICS

Access to Amenities	Access to Employment	Access to Housing	Environmental Justice
4	3	3	5

KEY
Scores < 5 = priority
1st Priority
2nd Priority
3rd Priority
4th Priority
White background = not priority

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**GOAL 3: HOUSING ACCESS FOR ALL**  
Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.

**GOAL 4: TRANSIT- AND TRAIL-ORIENTED DEVELOPMENT (2TOD)**  
Charlotte will promote moderate to high intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.

**GOAL 6: HEALTHY, SAFE, AND ACTIVE COMMUNITIES**  
All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of free canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and health care services.

**GOAL 7: INTEGRATED NATURAL AND BUILT ENVIRONMENTS**  
Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure.

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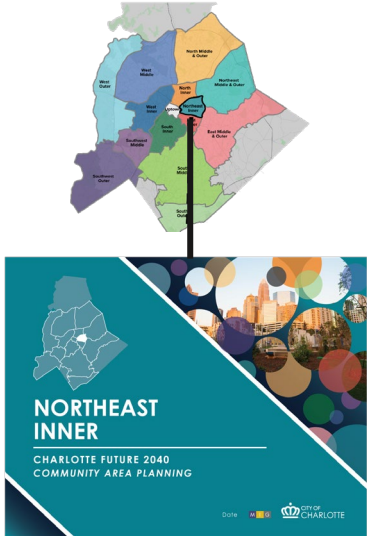
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- Needs as identified by the *Equitable Growth Framework* (Access to Housing Choices, Job Opportunities, Daily Goods/Services & Environmental Justice Impacts; Adopted within 2040 Comprehensive Plan, 2021)
- Four to eight 2040 Comp. Plan Goals identified as priorities based on needs



# CAP Example: *Creating Complete Comm.*



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### CREATING COMPLETE COMMUNITIES

**2040 POLICY MAP**

**Citywide 2040 Policy Map**  
The 2040 Policy Map was adopted by City Council in March 2022 and revised with community input during the 2024 Community Area Planning process. It will continue to be updated over time. A current version of the map can be viewed here: <https://www.charlotte.gov/files/2024/03/2024-03-27-2040-Policy-Map.pdf>

**TYPES OF FUTURE CHANGE**  
37% of this community area is envisioned for a change in Place Type from what exists today. These change range in significance and impact - sometimes reflecting a greater mix of uses, more density, clearer delineation of uses between places, and/or new development. The chart below shows the total acreage of change for each Place Type (from existing to future) in this area. Following is a description of the four most predominant types of change within this area.

**East Inner: Existing to Future Place Types**

Place Type Change	Existing (E)	Future (F)
N1	853	795
N2	309	309
PP	51	138
COMM	459	52
CAMP	297	196
ML	51	0
IMU	0	113
NC	0	137
CAC	0	280
RAC	0	0
Vacant	0	0

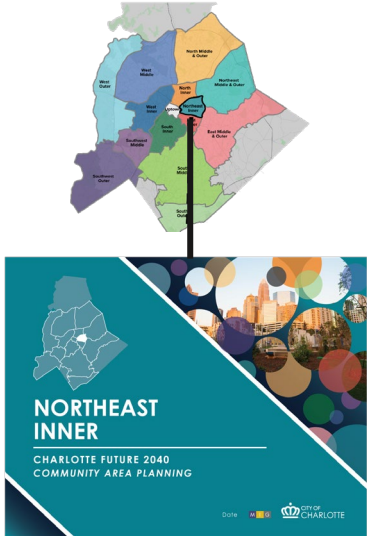
**COMMERCIAL (COMM) to COMMUNITY ACTIVITY CENTER (CAC) #1 147 acres**  
Commercial places are characterized by car-oriented destinations for retail, dining, or service uses, typically within low-rise buildings that are located along major streets or near interstates. To help meet this geography's goals for the future, some Commercial sites are encouraged to evolve into Community Activity Centers, which are characterized by a mix of uses (residential, employment, shopping, leisure, and entertainment). These uses are set within mid-rise buildings in a pedestrian-oriented environment that is easily accessible to nearby neighborhoods. This Place Type change will add a greater mix of uses and density to the recommended areas. To support the increase in uses and density, future development will provide additional mobility, open space, and placemaking elements.

**COMMERCIAL (COMM) to NEIGHBORHOOD CENTER (NC) #2 114 acres**  
Commercial places are characterized by car-oriented destinations for retail, dining, or service uses, typically within low-rise buildings that are located along major streets or near interstates. To help meet this geography's goals for the future, some Commercial sites are encouraged to evolve into Neighborhood Centers, which are characterized by a mix of neighborhood-serving commercial uses (retail, dining, office, personal services) and some multi-family. These uses are set within low-rise buildings in a pedestrian-oriented environment that is easily accessible to surrounding neighborhoods. This Place Type change will add a greater mix of uses and density to the recommended areas. To support the increase in uses and density, future development will provide additional mobility, open space, and placemaking elements.

- Recommendations for future development (via Place Types within the 2040 Policy Map; Two Revised Draft Maps published in Feb. 2024 + Sept. 2024)
- Explanation of how recommended Place Types advance priority goals & address community needs



# CAP Example: *Supporting The Vision*



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### SUPPORTING THE VISION

**OVERVIEW**

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**MOBILITY**

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**OPEN SPACE & SUSTAINABILITY**

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**COMMUNITY CHARACTER**

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**PUBLIC SERVICES**

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- Includes four sections: Mobility, Open Space & Sustainability, Community Character, Public Services (consistent with '24 Workshops)
- Outlines existing + new policies, projects, and programs that will support future development (via Place Types)

CLTFUTURE2040.COM



# CHARLOTTE FUTURE 2040 COMMUNITY AREA PLANNING

NEIGHBORHOOD TOOLKIT

OCTOBER 2024



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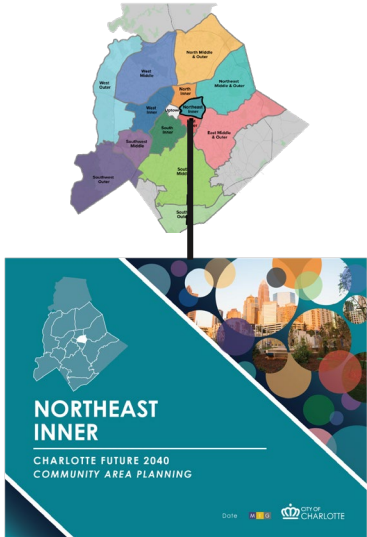
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# CAP Example: *Implementation*



## 14 Area Plans

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**FOCUS AREA #2 | RANDOLPH RD/5TH AVE**

**EXISTING PLACE TYPES**

Existing place types are Parks & Preserves surrounded by Commercial and Campus, with Neighborhood 1 and one parcel of Neighborhood 2 to the east.

**FUTURE PLACE TYPES AND STREET TYPES**

Future place types become Neighborhood Center around the park and some new Community Activity Center to the northwest. Street types are avenues and collectors.

**ILLUSTRATIVE CONCEPT**

Legend:  
 Building Frontage  
 Neighborhood Center  
 Campus  
 Pedestrian Connection  
 Bike shareway  
 Intersection Improvement

- Action Items: Outlines projects + programs managed by various departments that implement plan recommendations. (Not adopted by Council)
- Illustrative Concepts: Portray how an area may evolve based on development policies + regulations (2040, SMP, UDO)



# *Tentative* Review, Comment, and Adoption

- Beginning of review process
- Comments may be submitted anytime throughout review process

<b>DECEMBER '24</b>	District Council Meetings
<b>JANUARY '25</b>	Presentation to TPD Committee
<b>FEBRUARY '25</b>	District Council Meetings
<b>MARCH '25</b>	DRAFT Plan Release

*Public may submit comments until plan adoption*

# Questions?

**VISIT OUR WEBSITE**

[CLTFUTURE2040.COM](https://CLTFUTURE2040.COM)

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