



**City Council and Planning Commission  
2040 Policy Map Update  
January 10, 2022**

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## Today's Agenda



1. Engagement Window #2 Summary
  - Community Conversations
  - Additional Comments
  - Key Takeaways
2. Revisions to the Draft 2040 Policy Map
  - Technical
  - Community-Driven
3. Next Steps & Schedule

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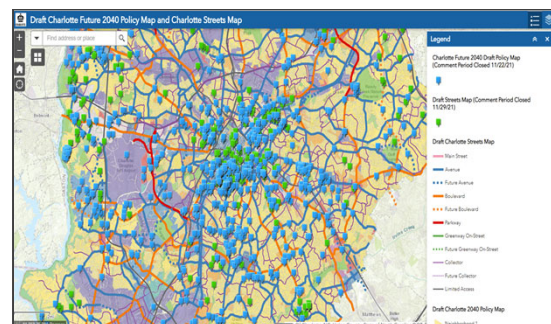
## Engagement Window #2 Summary

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### Community Conversations



- 2 introductory meetings live-streamed
- 30 community conversations (2 per geography)
- 4 make-up sessions
- 40 hours of in-person office hours



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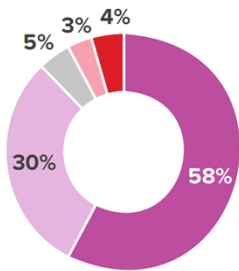


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geographies



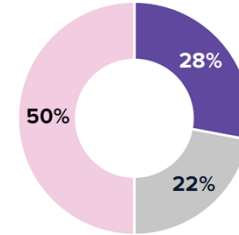
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## Key Takeaways



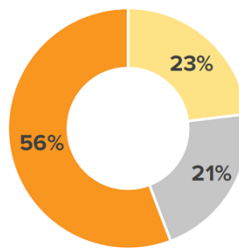
### Commercial

How important is it that Commercial places in our City evolve into Neighborhood Activity Centers?



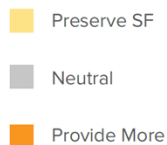
### Manufacturing & Logistics

Is it more important to preserve existing Manufacturing & Logistic sites or consider where repurposing these areas may better serve other community needs in the future?



### Neighborhood 2

Is it more important to preserve existing SF lots or provide more housing options along major corridors?



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## Key Takeaways



- Preservation of historic districts, parks/greenways, existing neighborhoods, and large campuses
- Focus density based on existing infrastructure such as highways and light rail
- Reduce size of centers and ML in order to further buffer neighborhoods from these more intense place types
- Increase frequency of Commercial areas transitioning Neighborhood Centers
- Identify where ML vs. IMU are more realistic and valuable uses

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# Revisions to the Draft 2040 Policy Map

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## Types of Mapping Revisions



### 1. Technical Revisions

Resulting from noticed inconsistencies, Staff review, and data corrections and updates.

### 2. Community-Driven Revisions

Resulting from comments heard from the community relating to Place Types preferences and local knowledge.

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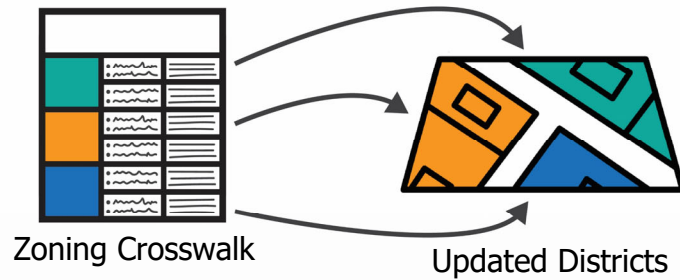
## Type 1: Technical Changes to Methodology

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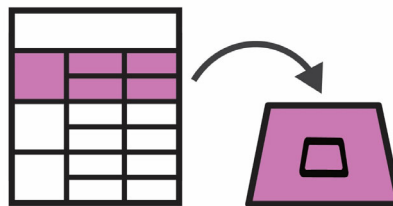
### Technical Changes



**The crosswalk between existing zoning districts and place types was improved for better accuracy.**



**Updated Place Types data with most recent rezonings.**



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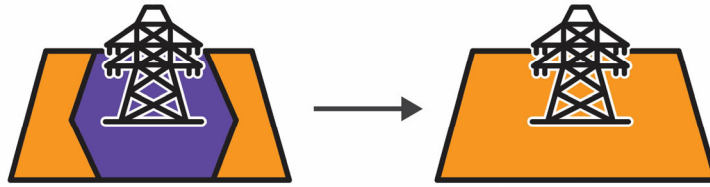


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# Technical Changes



**Absorbing utility sites into their surrounding place type rather than identifying them as M&L.**



**Absorbed standalone parcels/clusters into surrounding Place Types.**



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# Technical Changes



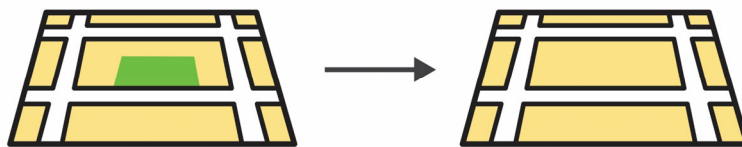
**Ensuring preservation of existing Neighborhood 1.**



**Preserved Community and Regional Parks as Parks and Preserves.**



**Absorbed Neighborhood parks into surrounding Place Types.**



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## Type 2: Community-Driven Changes to Methodology

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### Community-Driven Changes

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2040  
POLICY  
MAP

- Main themes from the community:
  - Concerns over preservation of historic districts when 2040 place type misaligns with the existing condition

[I am] worried about protecting historic district areas and Neighborhood 1.

Established neighborhood does not need to be split.

**Ensured Place Types match existing designation in Historic Districts.**



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## Community-Driven Changes



• Main themes from the community:

- Desire to protect existing open spaces rather than designate them within other place types

Designating this Parks & Preserves could help with the connections to other greenways

There are very few large, natural areas remaining in the city boundaries; this forested area is home to a large array of wildlife

- Ensured publicly-owned parks and greenways are designated as Parks and Preserves.



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## Community-Driven Changes



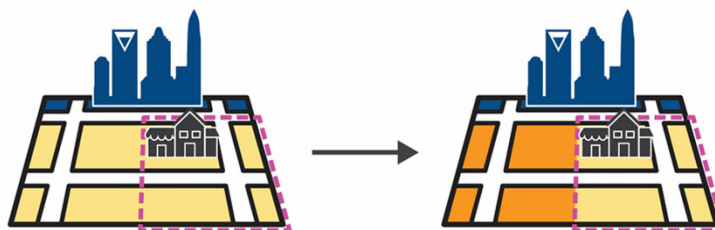
• Main themes from the community:

- Preference to leverage existing infrastructure and adjacent dense character within Uptown

Low density inside the loop doesn't make sense

Being inside the 277 belt, this area should encourage higher density.

- Increased density from N1 to N2 in Uptown Outside Historic District.



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## Community-Driven Changes



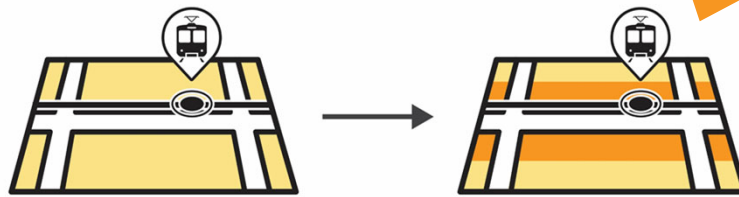
• Main themes from the community:

- Preference to focus residential growth and density along major existing corridors and leverage transit investments

With the proximity to high density development and light rail I feel like it should be at least N2

This area can easily support higher density, especially with access to the future Silver line

➤ Transitioned some N1 to N2 in immediate proximity to high-capacity transit stations.



**56%** of meeting participants want to see more housing density along major corridors

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## Community-Driven Changes



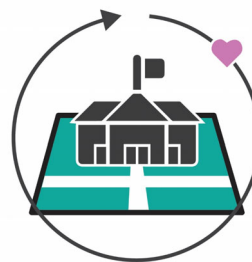
• Main themes from the community:

- Desire to separate large campus uses from surrounding neighborhoods rather than embed them within

Allowing residential building in this area will remove any room for future growth of the school facilities

Campus would separate the large church from the surrounding neighborhood

**Preserved large existing Campuses such as hospitals, schools, and churches.**



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## Community-Driven Changes



• Main themes from the community:

- Desire to reduce auto-oriented development patterns and create more vibrant gathering places within neighborhoods

Commercial areas should grow into Neighborhood Activity Centers

Limiting commercial would also help limit auto oriented uses.

➤ **Revised targeted Commercial to Neighborhood Center where appropriate.**



**88%** of meeting participants want to see more Commercial to evolve into Neighborhood Centers

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## Community-Driven Changes



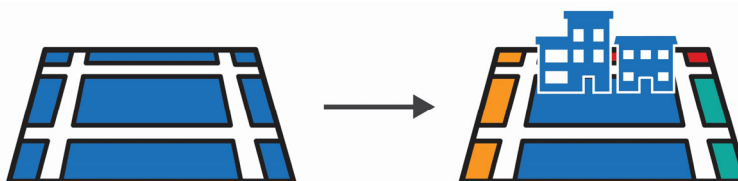
• Main themes from the community:

- Desire for reduced Activity Center sizes and focused zoning/entitlements
- Concerns regarding transitions from Activity Centers to N1

Need better buffer/transition to surrounding N1

We need to find a way to buffer edges of the South Park regional activity center from adjacent residential

➤ **"Right-Sized" NC and CAC.**  
 ➤ **Provided more transitions between RAC and N1.**



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# Community-Driven Changes



- Main themes from the community:
  - Desire for preserving and expanding ML in valuable locations while repurposing older ML to IMU where building stock is older, shorter, etc.

Given the significant amount of investment... this area would more closely align with Innovation Mixed Use

This is a prime location for M&L given the proximity to the interstate



**50%** of meeting participants wanted to see M&L repurposed

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# Community-Driven Changes



- Main themes from the community:
  - Disinterest in new residential near the airport
  - Recognition of likely Manufacturing & Logistics future uses on airport-owned land

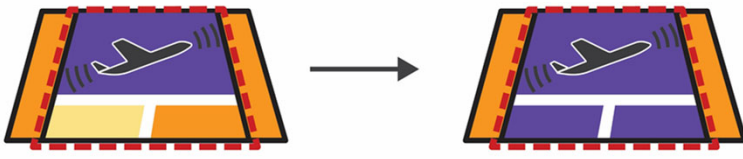
How was airport noise taken into consideration when recommending Neighborhood 2 here?

Airport owned land should be for manufacturing and logistics

➤ Applied ML to most airport-owned property.



➤ Removed new N1 and N2 in Airport Noise Overlay District.



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## Next Steps

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### Community Engagement Window #3



#### January

- 18<sup>th</sup> Second Draft Policy Map Released
- 25<sup>th</sup> Begin Three-Day Listening Sessions with Staff

#### February

- 1<sup>st</sup> Begin Three-Day Community Conversations
- 14<sup>th</sup> City Council Public Comment Session

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## Proposed Adoption Schedule



### January

- 18<sup>th</sup> Planning Committee
- 24<sup>th</sup> TPE Committee Review

### February

- 7<sup>th</sup> Planning Commission Update
- 21<sup>st</sup> Final Recommended Policy Map Released
- 22<sup>nd</sup> Planning Committee Request for Recommendation
- 28<sup>th</sup> City Council Request for Adoption

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