

REZONING INCONSISTENCIES: N1 to N2 Recommendations

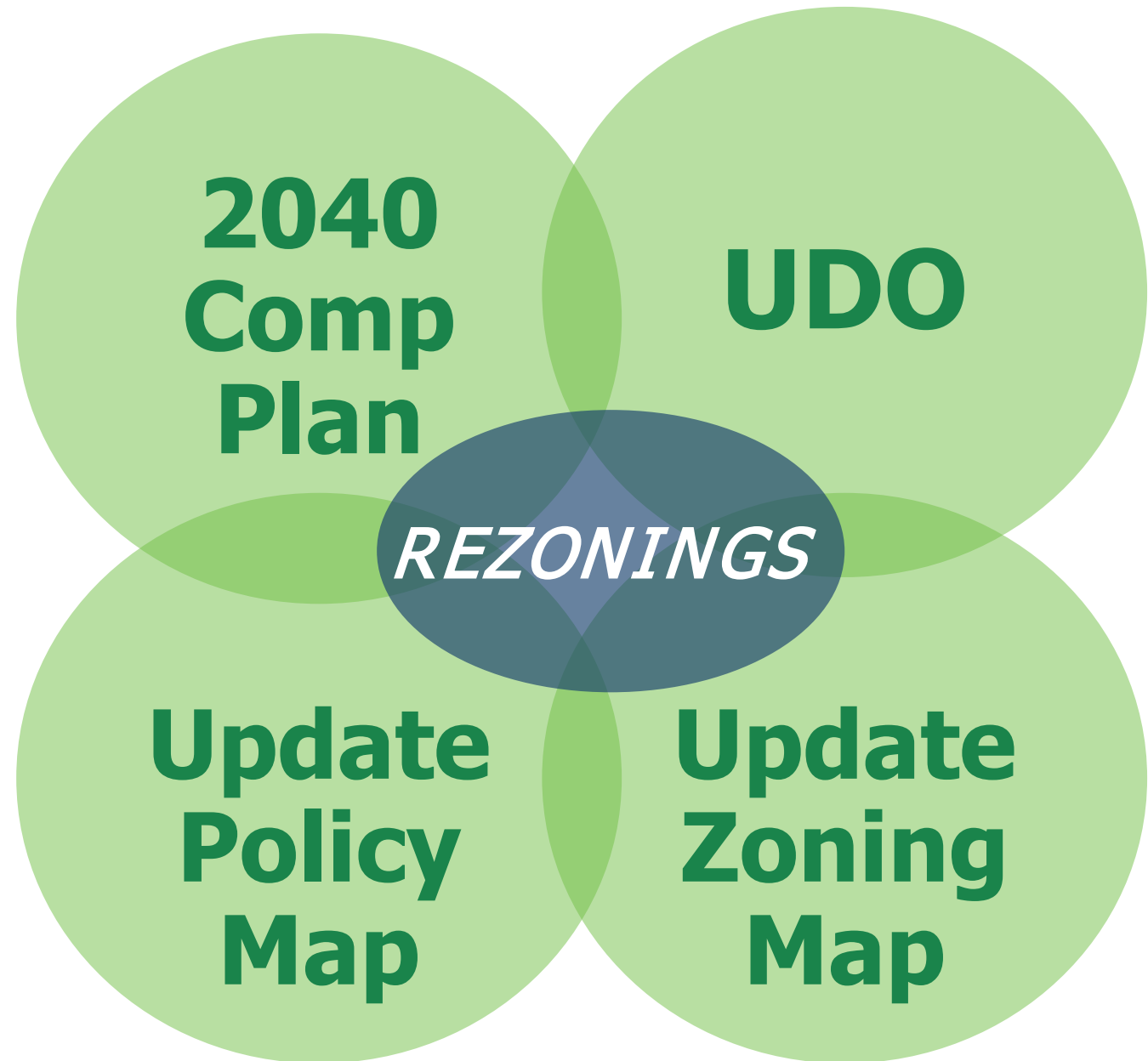
City Council

Transportation, Planning & Development Committee

October 2, 2023

Significant Work Underway...

- New policy and regulation adopted (2021 & 2022)
- Updated Policy Map and Zoning Map coming (2025)
- Rezoning petitions continue to be filed
- With new bodies of work in place and others in process, there are impacts to every aspect of the work we do



Community Area Planning (In Process)

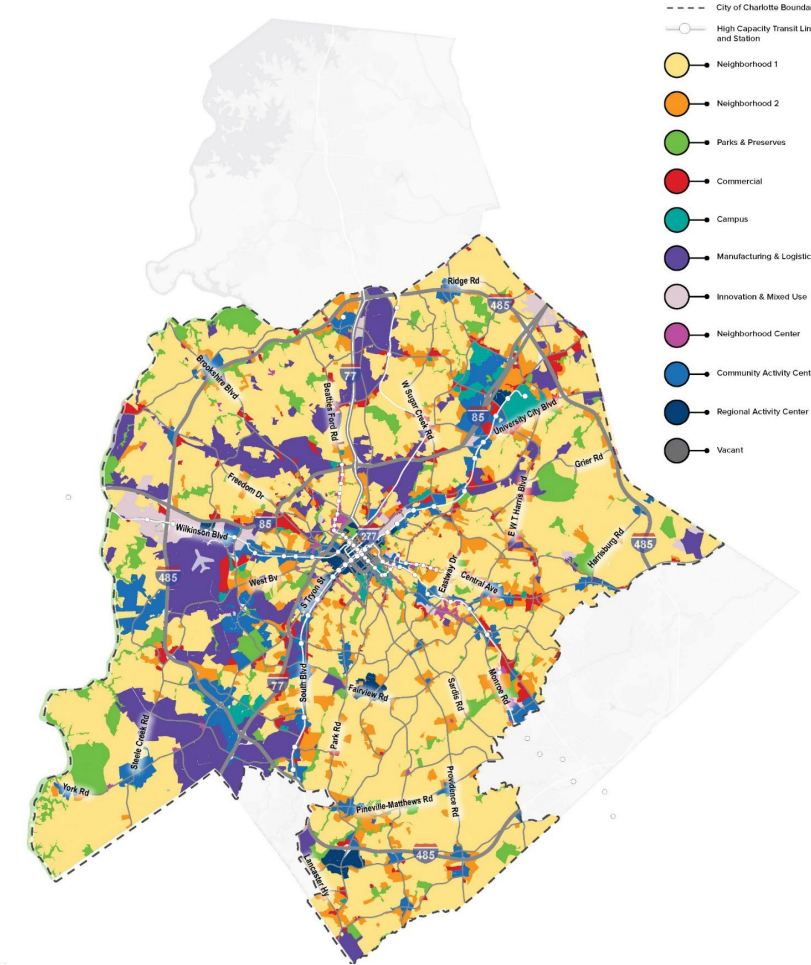
Expected Outcomes of 14 Community Area Plans:

- Identification of challenges & opportunities
- Refinements to Place Type designations
- Lists of known or new infrastructure & amenity needs in key locations
- Implementation strategy and partners

➤ Updated 2040 Policy Map

- Confirm or recommend refinements to Place Type designations
- Identify focus areas for more detailed guidance

➤ Recommended revisions to overarching policies in Charlotte Future 2040 Comprehensive Plan



Charlotte Future 2040 Policy Map

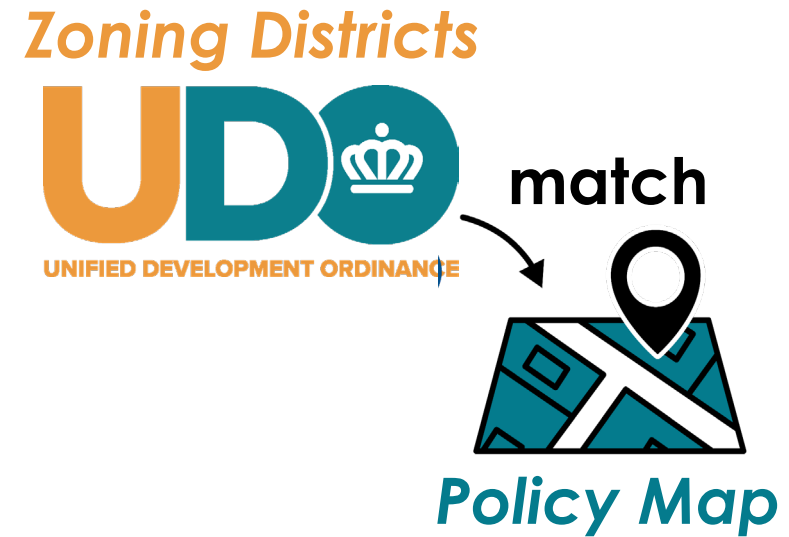
(Update in Process)



- **Updated DRAFT 2040 Policy Map available early 2024**
- **2040 Policy Map** – Identifies Place Types for specific geographies and translates the policies that informs the type and intensity of development
 - Includes guidance for mix and proportions of land use, building form and design, mobility, and open space
- **Types of Potential Policy Map Updates**
 - Administrative Map Amendments
 - Recommendations from Internal Coordination with various agencies
 - Feedback from 2023 Community Area Planning Workshops

Alignment Rezoning (In Process)

**Alignment Rezoning updates
Zoning Map by matching
UDO Zoning Districts
TO
2040 Policy Map Place Types**



- Currently many properties have Zoning Districts that **does not match** 2040 Policy Map Place Type
- Result: Updated Zoning Map and development that **better aligns with the Comprehensive Plan**
- This process will help to **significantly reduce rezoning inconsistencies**, but will not eliminate them entirely

Why Inconsistencies?



- **Market changes**
- **Housing needs**
- **Infrastructure/Capital Improvements**
- **Change in development patterns**
- **Major Planning efforts underway**

Interim Guidance for Inconsistent Requests

- 2040 Policy Map adopted in March 2022
- Staff developed interim guidance to evaluate rezoning requests deemed inconsistent with the 2040 Policy Map
- Sharing with Council to provide more clarity on how staff considers these petitions and makes recommendations
- Seeking additional feedback from TPD



Criteria for N1 to N2 Recommendations

- The following will be considered:

Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor

Within ½ mile walkshed of major trail access point

Within ¼ or ½ mile of Activity Centers, Campus or Innovation Mixed Use

Within Access to Housing Gap (EGF)

Frontage along arterial or major roads

Context of surrounding area and preferred adjacencies

Preferred Adjacencies for N1 to N2

➤ Review preferred adjacent Place Types

- Neighborhood 1
- Neighborhood Center
- Community Activity Center
- Regional Activity Center
- Commercial
- Campus
- Innovation Mixed Use
- Parks and Preserves



Rezoning Example (2022-015)

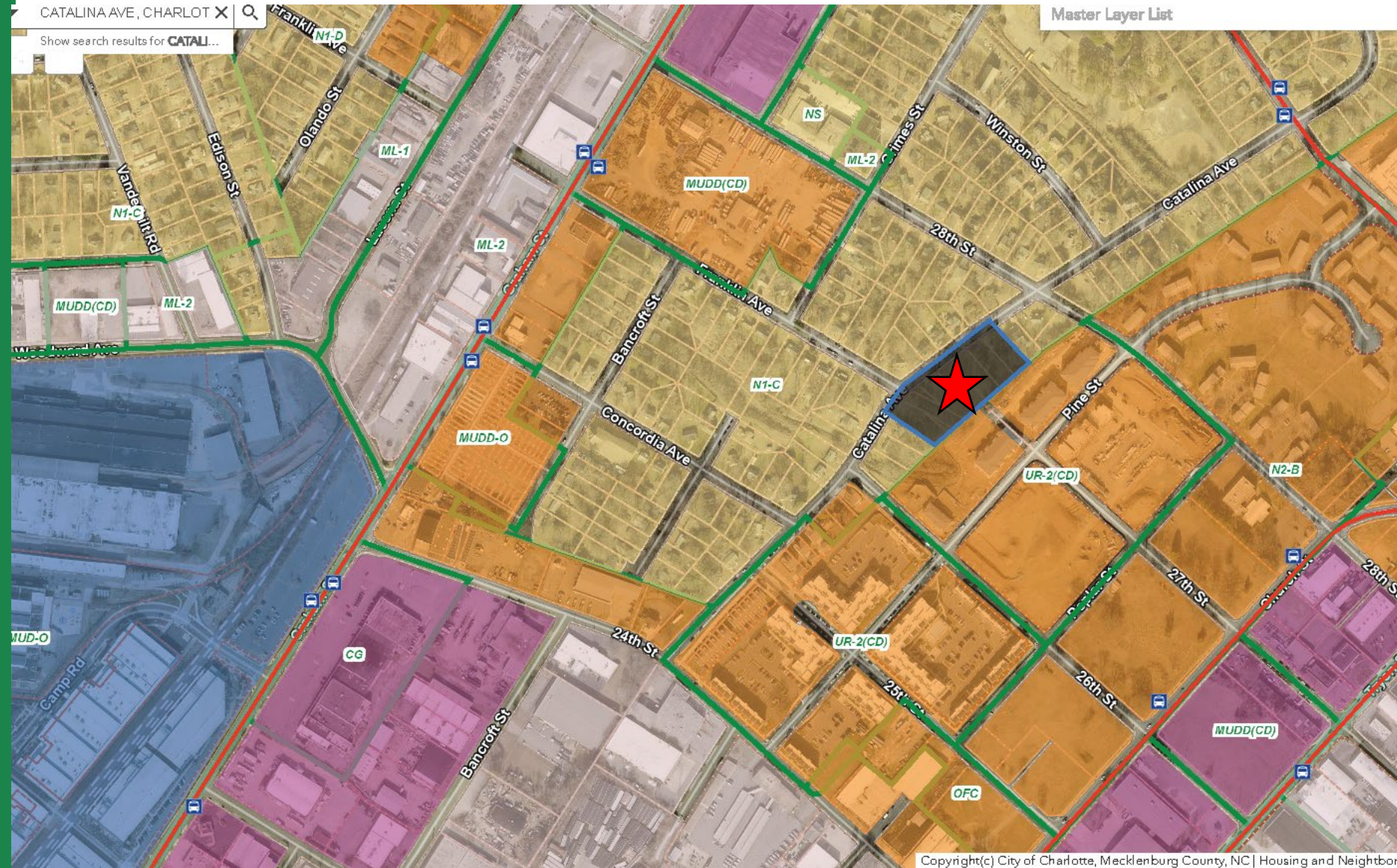
- Adjacent N2
- Direct access to bus service
- Frontage along major thoroughfare
- ~.5 miles to Eastland Yards Activity Center and other activity centers
- Staff recommended approval



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Rezoning Example (2022-136)

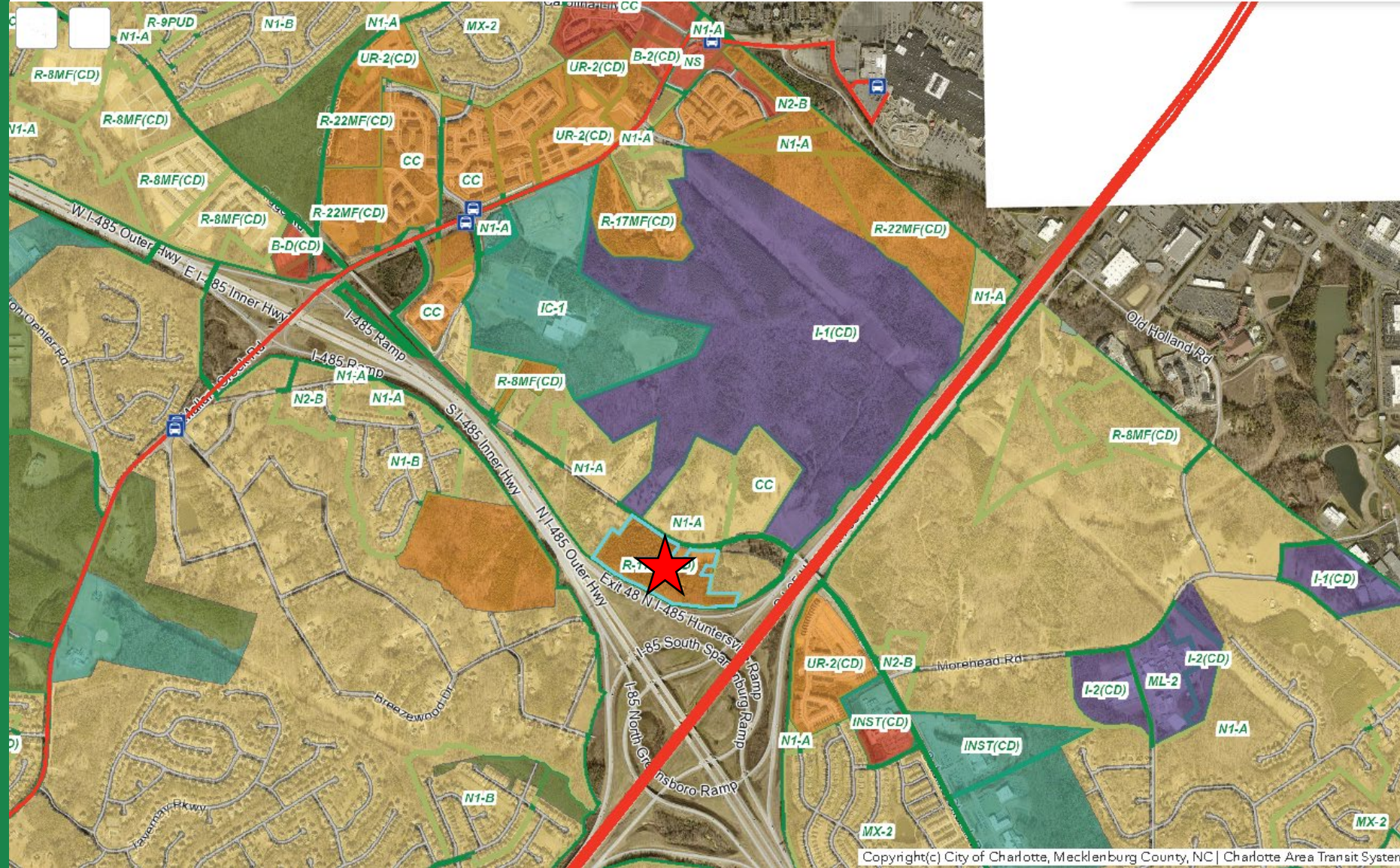
- Adjacent N2
- Less than .5 miles to bus access
- ~.5 miles to Camp North End Activity Center and other activity centers
- Staff recommended approval



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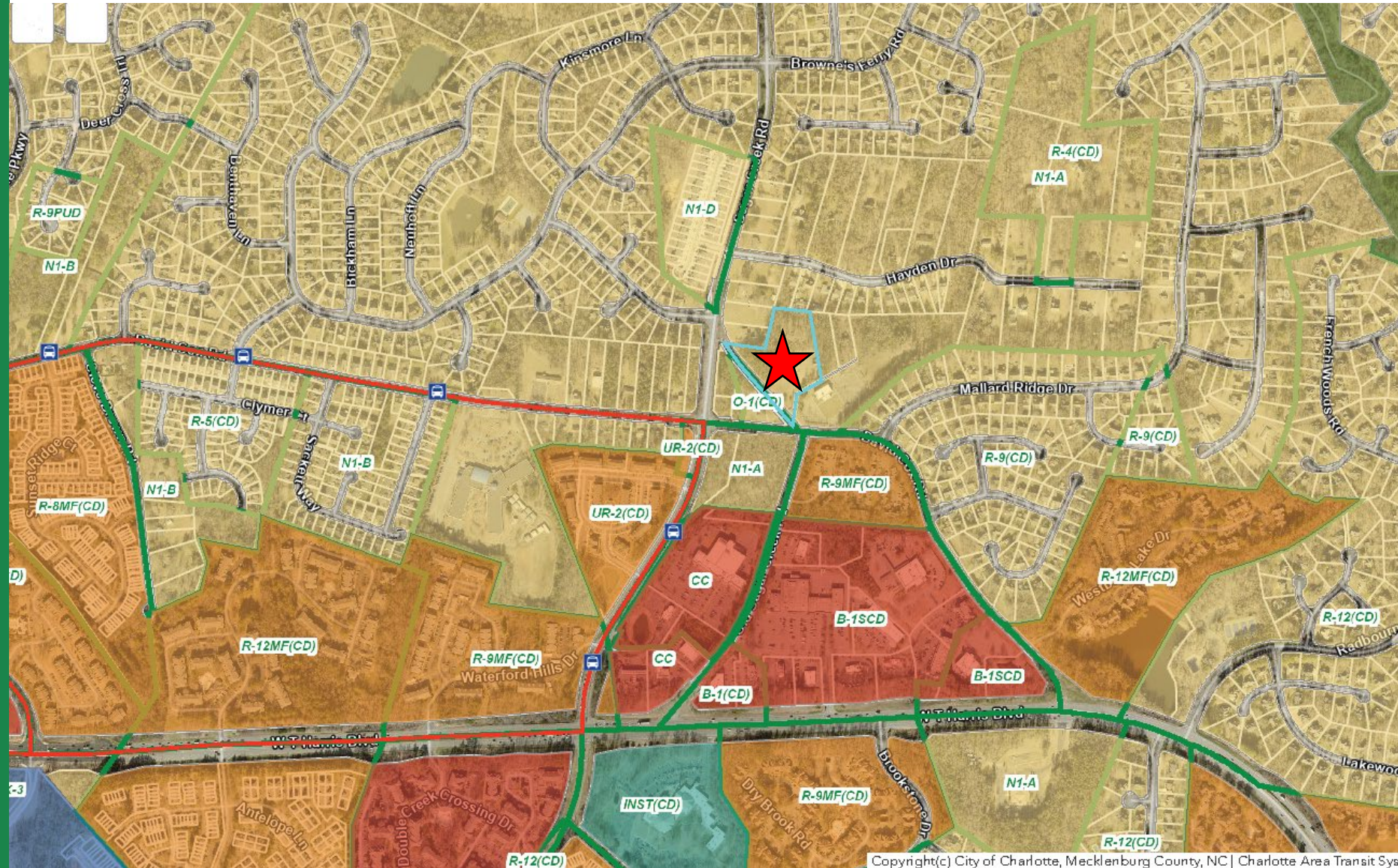
Rezoning Example (2022-084)

- **No access to transit services**
- **No activity centers within .5 miles**
- **Staff did not support in current form**
- **Petition was modified to provide more of a mix of unit types to better align with N1 and was ultimately approved**



Rezoning Example (2022-151)

- Lacking pedestrian infrastructure to access bus and other services
- No activity centers within .5 miles
- No frontage on major or arterial road
- Staff did not support in current form
- Petition was withdrawn



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Next Steps

- Continue to **test criteria** through rezonings as the Community Area Planning process continues
- Work with TPD on an **inconsistency toolbox** for interim use
- **2040 Policy Map Refinements** will occur during Community Area Planning (expect DRAFT 2040 Policy Map in early 2024)
- Adopted 2040 Policy Map will include updated **companion guidance for map amendment criteria**