

Implementing the Charlotte Future 2040 Comprehensive Plan

COMMUNITY AREA PLANNING: PART 2 - APPLICATION

Community Area Planning

Council Priority Alignment

◀ Transportation and Planning

Purpose

◀ Information only

Key Takeaways

◀ Present draft Community Area Plans and explain how council and the community use the documents.

Community Area Planning

Previous Council Communication

- ◁ **March 3, 2025: TPD presentation**
- ◁ **Jan. 6, 2025: TPD presentation**
- ◁ **Dec. 2, 2024: Action review**

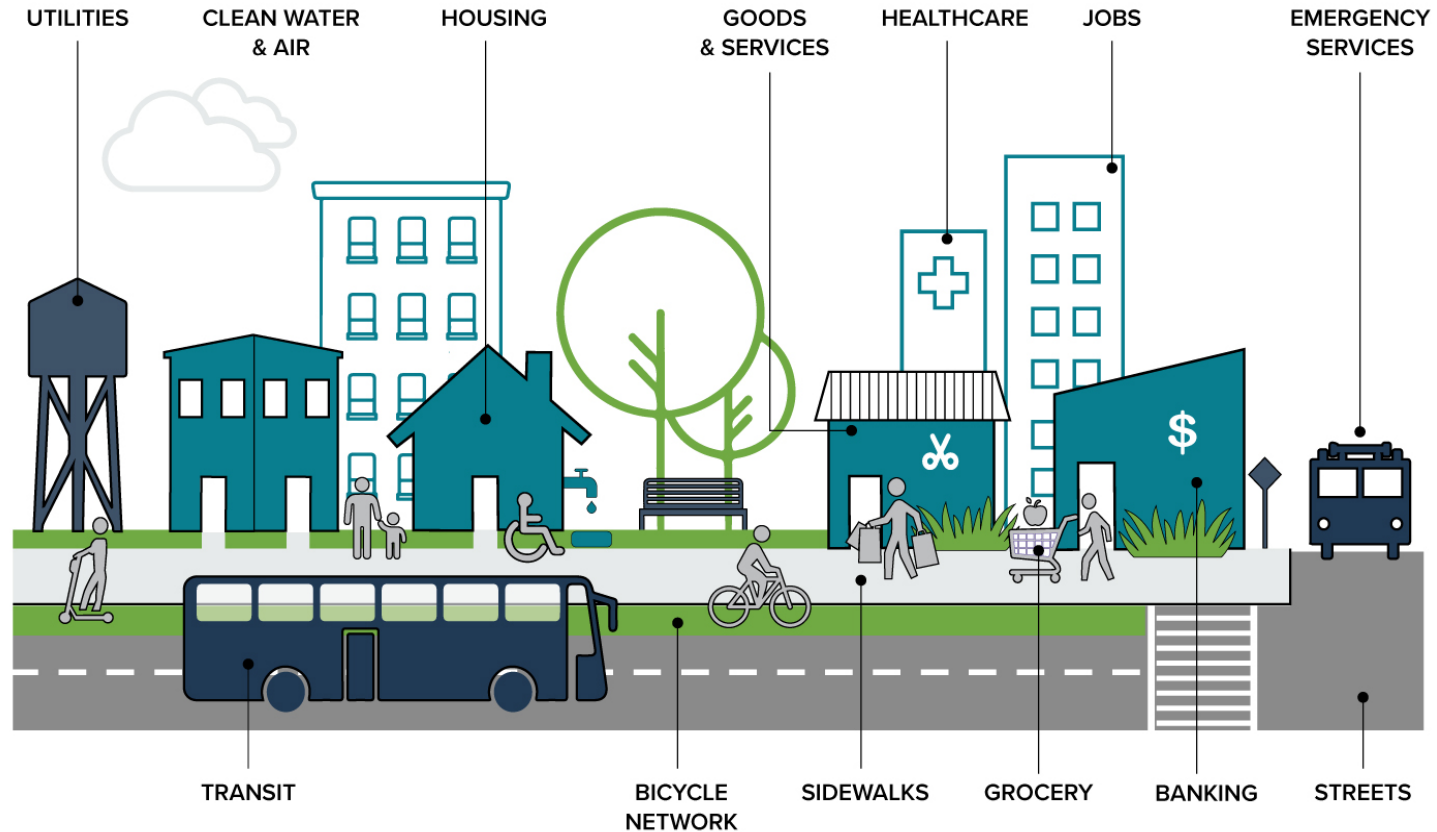
Future Council Action

- ◁ **April 28, 2025: Action review + Public comment**
- ◁ **May 5, 2025: TPD Committee presentation**
- ◁ **May 27, 2025: Council decision**

These Plans are about:

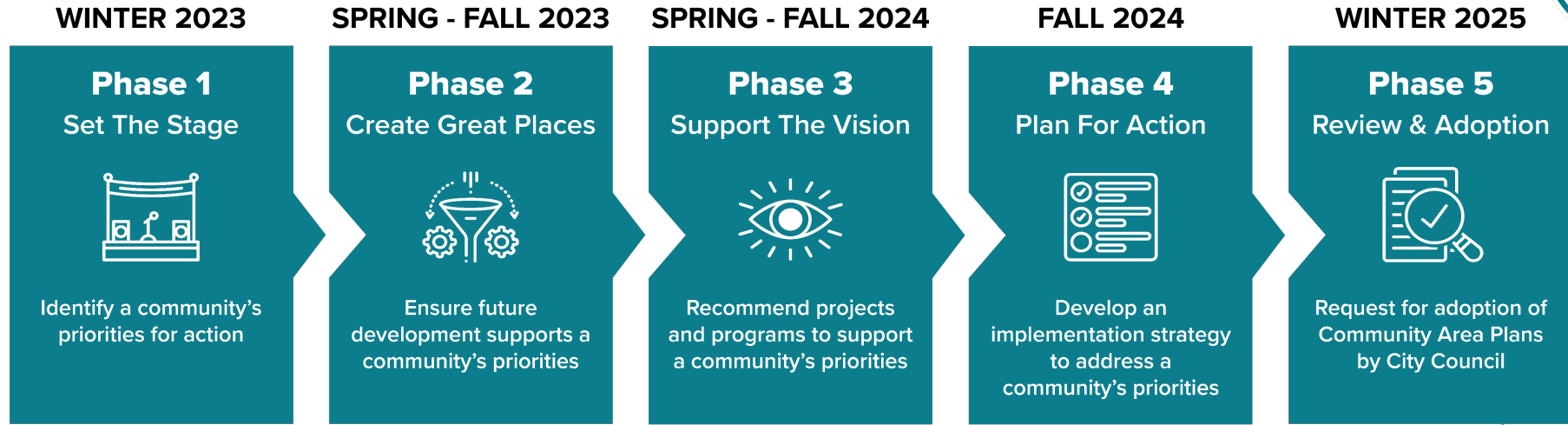
Creating Complete Communities

ELEMENTS OF A COMPLETE COMMUNITY

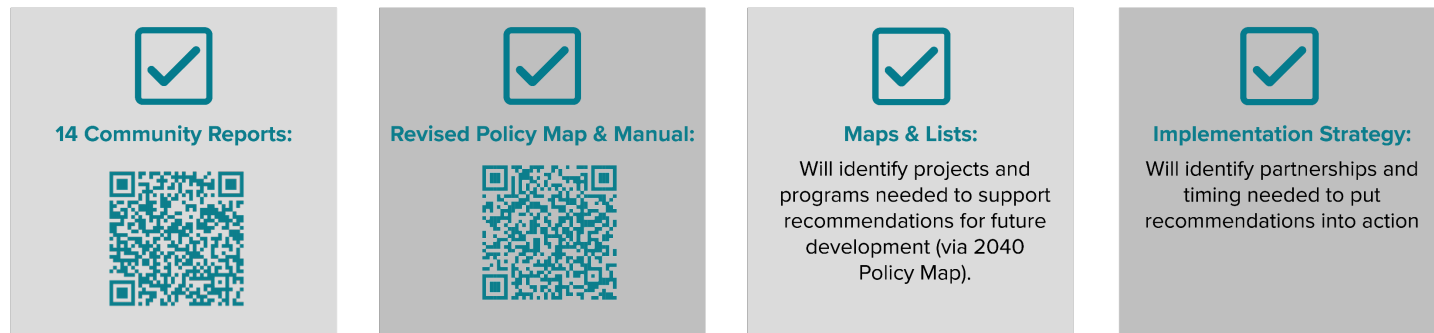




Process



Plan Chapters



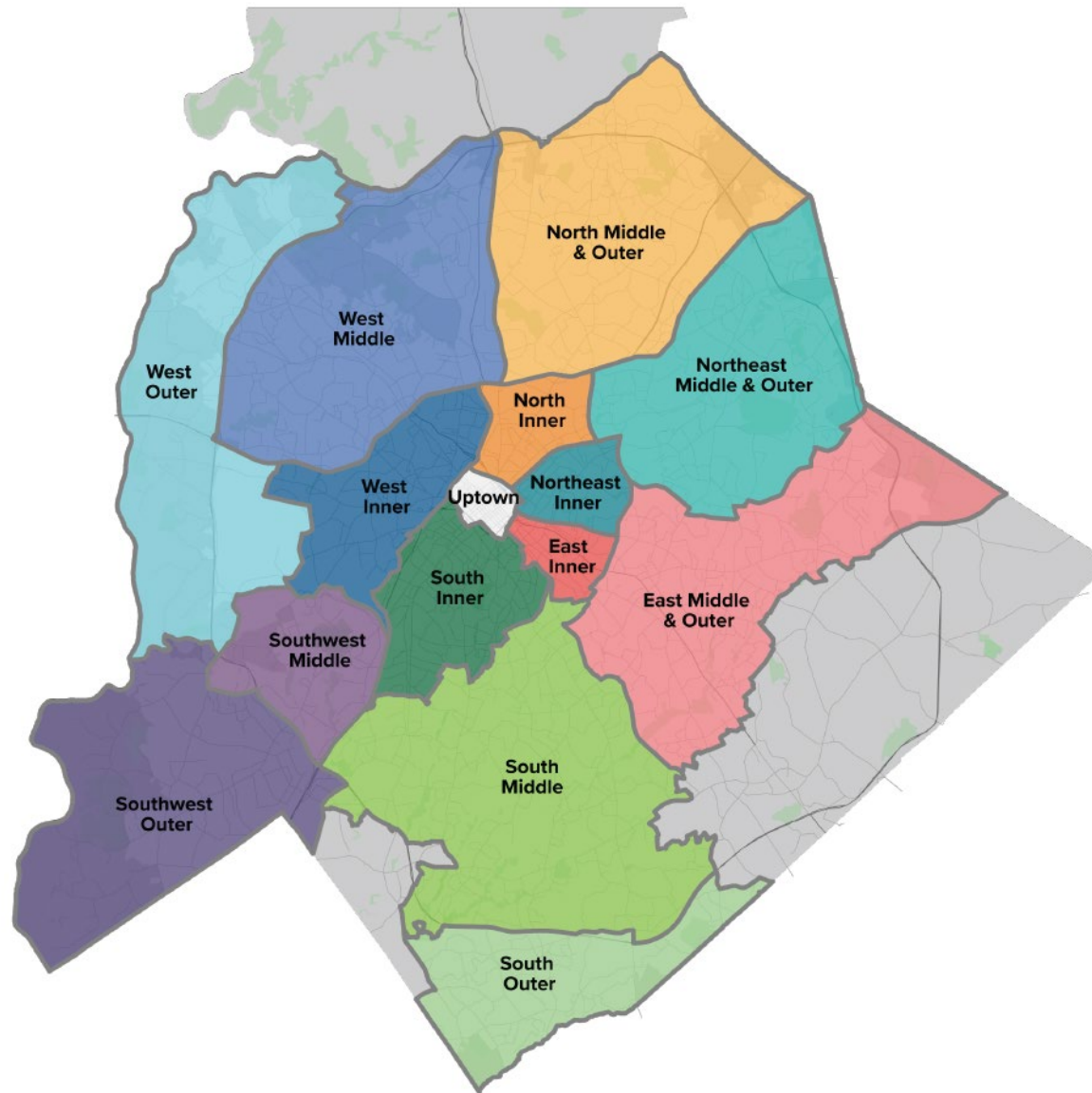
We are here



Community Area Plans

Each area is unique and creates Complete Communities in different ways based on:

- Community **Profile**
- Community **Needs and Goals**
- Community **Input**





Each area is unique and creates Complete Communities in different ways based on:

PLAN CHAPTERS	UNIQUE CONTENT	COMMONALITIES
COMMUNITY PROFILE	<ul style="list-style-type: none"> Existing Conditions Demographics Projected Growth 	
COMMUNITY NEEDS & GOALS	<ul style="list-style-type: none"> Community Needs Prioritized Goals 	
CREATING COMPLETE COMMUNITIES	<ul style="list-style-type: none"> Recommended Development Pattern Types of Change 	<ul style="list-style-type: none"> Policies for evaluating development requests
SUPPORTING THE VISION	<ul style="list-style-type: none"> Mobility, Open Space, Placemaking Assessments Environmental Impact Assessment 	<ul style="list-style-type: none"> Policies for integrating open spaces and mobility choices in all areas Neighborhood Toolkit Policies for mitigating environmental impacts
IMPLEMENTATION	<ul style="list-style-type: none"> Illustrative Concepts 	<ul style="list-style-type: none"> Implementation Guide



How will these plans affect you?

They establish a common set of considerations for all stakeholders

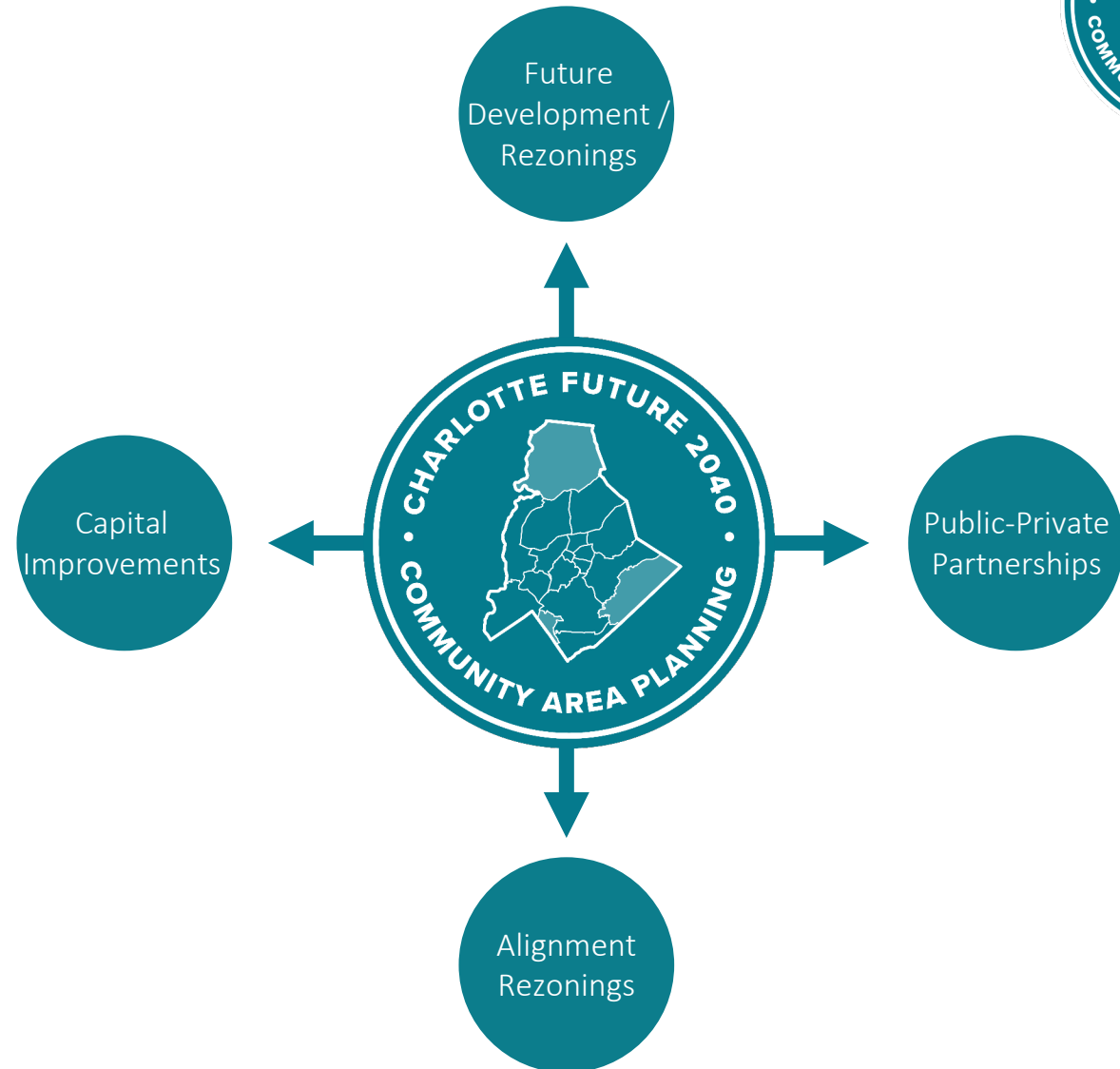
(Council, Community & Developers)

What You Can Expect From The Plans

PLANS DO:	PLANS DO NOT:	
Provide consistent and clear considerations aligned with the City's vision and goals.	Create regulations or laws	
Identify the geography's greatest needs and goals	Solve trade-offs between competing needs and goals	1 Rezoning Process
Recommend Place Types (i.e. development patterns) to address the geography's needs and goals	Stop development	
Identify public investments that support future growth	Provide funding and implementation means overnight	2 Capital Investments



What Happens After Plan Adoption?





How to use these plans establishes a common set of considerations for all stakeholders & decision makers: (Council, Community & Developers)

MOBILITY

Safe & Equitable Mobility is essential across Charlotte.

What types of mobility choices are expected according to the recommended Place Type and *Charlotte Streets Map*?

MAP 14: FUTURE PLACE TYPES AND STREET TYPES



Legend

Place Types

- Neighborhood 1
- Community Activity Center

Streets Map

- Collector
- Avenue
- Limited Access



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MOBILITY

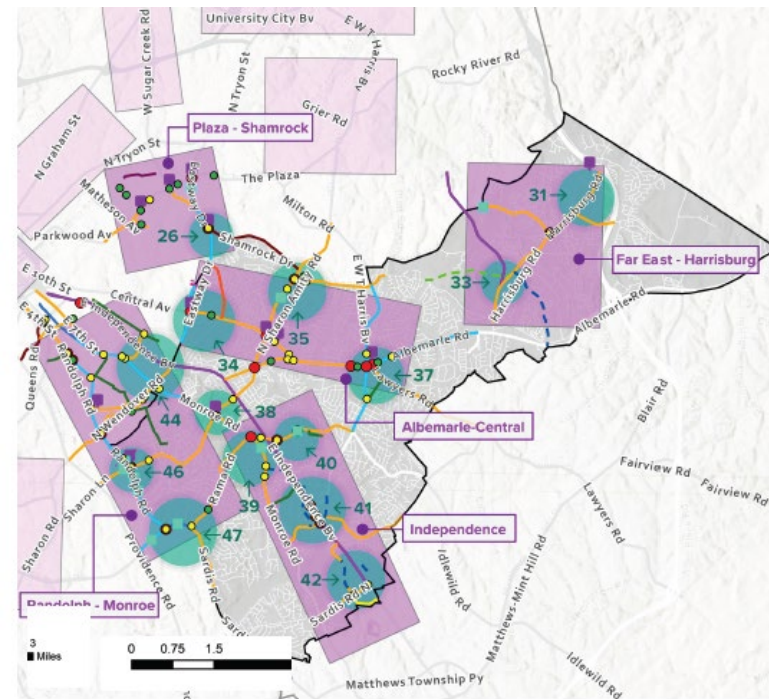
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What types of mobility choices are expected according to the recommended Place Type and *Charlotte Streets Map*?

What potential mobility projects are identified in the area?
What mobility programs are available to address the area's needs?

MAP 11: EAST MIDDLE & OUTER STRATEGIC INVESTMENT AREAS / GROUPS OF POTENTIAL MOBILITY PROJECTS

- Community Planning Area
- Strategic Investment Area (SIA)
- SIA Potential Project Group
- SIA Potential Projects
 - Bike Route
 - Complete Street Upgrade
 - ITS Upgrades
 - In-Street Bike Facility
 - NCDOT Multimodal Partnership
 - New Street
 - Pedestrian/Bike Connection
 - Retrofit
 - Bike Facility Improvements
 - SUP
 - Sidewalk
 - Street Extension
 - Streetlighting
 - Intersection Improvements
 - Mobility Hub
 - New Traffic Signal
 - Pedestrian/Bike Crossings
 - Pedestrian/Bike Signal Upgrades



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What potential mobility projects are identified in the area?
What mobility programs are available to address the area's needs?

Within an area recommended for a mixed-use Place Type, how well do the existing conditions align with the City's mobility aspirations?

TABLE 3: MOBILITY ASSESSMENT

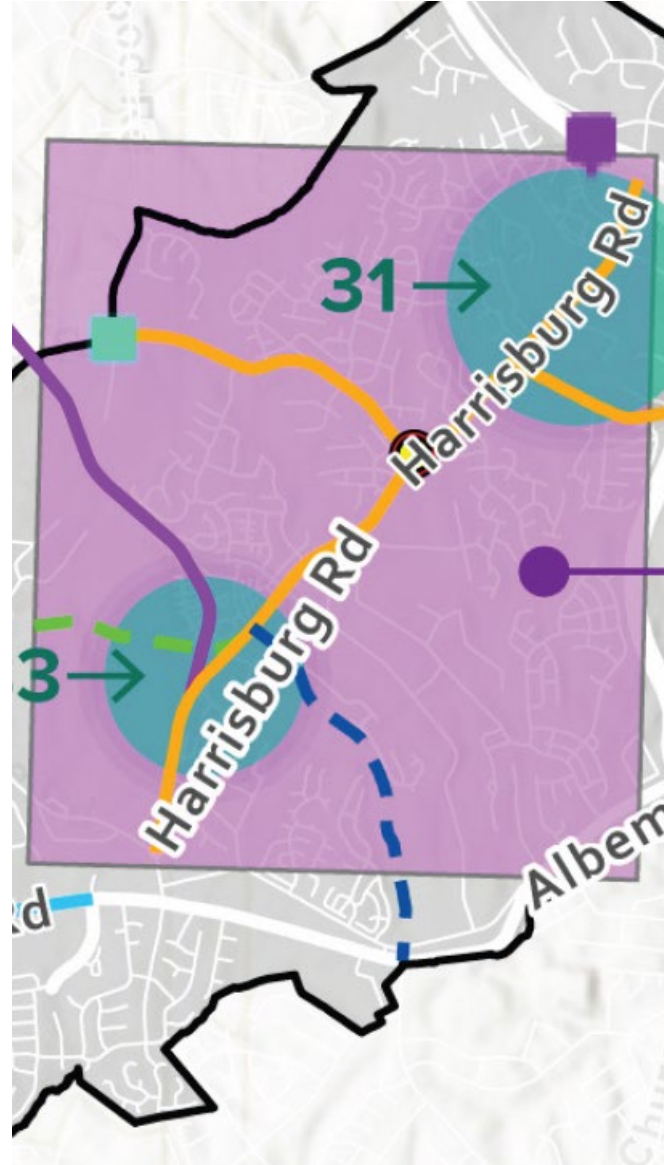
MIXED-USE GEOGRAPHY	MOBILITY CHARACTERISTICS						
	Pedestrian Network	Bike Network	Crossings	Block Length & Street Network	Parking	Access & Internal Connections	Transit Access
M10) NC** - W.T. Harris Blvd/Albemarle Rd	⊙	⊙	⊙	⊙	⊙	⊙	⊙
M11) CAC* - Albemarle Rd/Harrisburg Rd	⊙	⊙	⊙	⊙	⊙	⊙	⊙
M12) NC** - Harrisburg Rd	⊙	⊙	⊙	⊙	⊙	⊙	⊙
M13) NC - Albemarle Rd	⊙	⊙	⊙	⊙	⊙	⊙	⊙
M14) CAC** - Harrisburg Rd/I-485	⊙	⊙	⊙	⊙	⊙	⊙	⊙
M15) IMU - Marlstone Ln	⊙	⊙	⊙	⊙	⊙	⊙	⊙

*These geographies are within a Corridor of Opportunity
** These geographies are within a Strategic Investment Area

LEGEND

- ⊙ Aligned with Aspirations
- ⊙ Somewhat Aligned with Aspirations
- ⊙ Not Aligned with Aspirations

Aspirations are outlined in Table 2.





How to use these plans establishes a common set of considerations for all stakeholders & decision makers: (Council, Community & Developers)

COMMUNITY CHARACTER

What building form and public realm design is expected within the recommended Place Type?





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COMMUNITY CHARACTER

What building form and public realm design is expected within the recommended Place Type?

What programs are available to address the area's needs?

Within an area recommended for a mixed-use Place Type, how well do the existing conditions align with the City's placemaking aspirations?

TABLE 8: PLACEMAKING ASSESSMENT

Mixed-Use Geography	PLACEMAKING ELEMENTS						Property Ownership Pattern
	Public Spaces	Public Play Areas	Amenities/Furnishings	Branding	Public Art	Signage	
C1) NC - Randolph Rd/Sharon Amity Rd	○	○	○	○	○	○	Multiple
C2) NC - Monroe Rd west	○	○	◐	○	◐	○	Multiple
C3) NC* - Independence Blvd	○	○	○	○	○	○	Multiple
C4) CAC - Independence Expy	○	○	○	○	○	○	Multiple
C5) NC/CAC/IMU - Monroe Rd/Sards Rd	◐	○	○	○	◐	◐	Multiple
C6) NC* - Idlewild Rd/W.T. Harris Blvd	○	○	◐	○	○	○	Multiple
C7) NC* - Eastway Dr	○	○	○	○	○	○	Few
C8) NC* - Central Ave West	○	○	○	○	○	○	Few
C9) NC/CAC* - Central Ave East	○	○	◐	○	○	○	Multiple

* These geographies are within a Corridor of Opportunity.

LEGEND

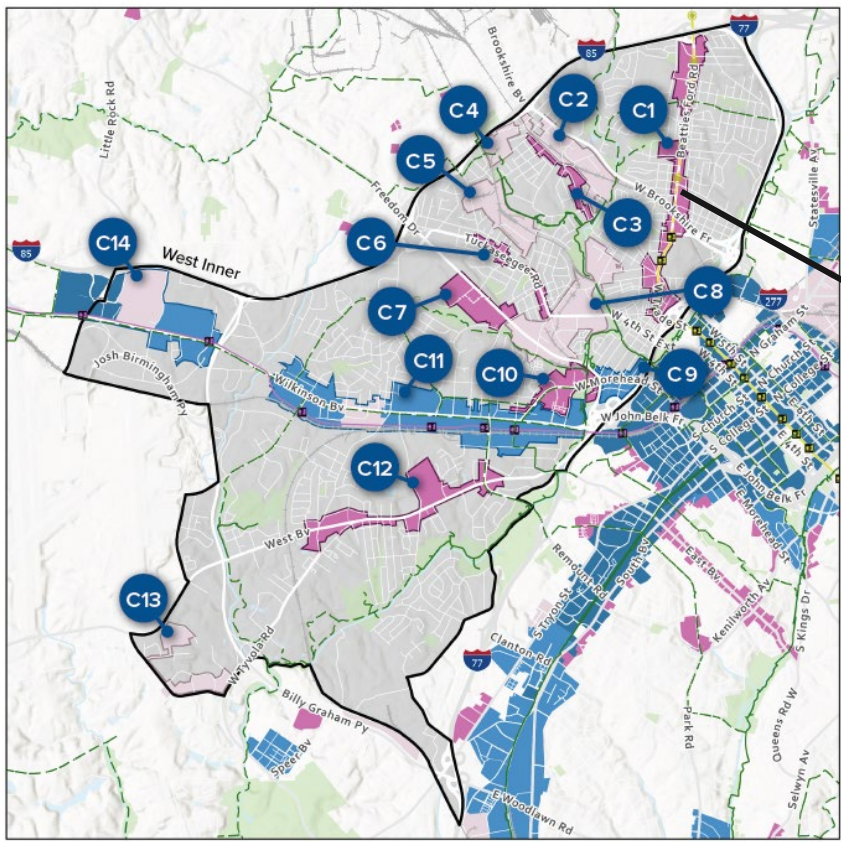
- ◐ Aligned with Aspirations
- Somewhat Aligned with Aspirations
- Not Aligned with Aspirations

Aspirations are outlined in Table 7.

MAP 9: PLACEMAKING ASSESSMENT

West Inner

- Legend**
- West Inner Community Planning Area
 - Streets
 - Parks
 - Water Bodies
 - Railroads
 - LYNX Silver Line (Adopted)
 - Stations
 - Route
 - LYNX Gold Line
 - Route In Service
 - Route Future Phase
 - Operating Stop
 - Proposed Stop
 - Greenway and Urban Trails
 - Existing
 - Proposed
 - Select 2040 Place Types
 - Innovation Mixed-Use (IMU)
 - Neighborhood Center (NC)
 - Community Activity Center (CAC)
 - Regional Activity Center (RAC)
 - Mixed Use Geography Unique Identifier



The Ritz @ Washington Heights



Charlotte's Planning Approach

Is layered and aligned to ensure all planning efforts help accomplish our vision to be more equitable.

Many tools in our toolbox

Specific Plans address smaller geographies and focus on implementation such as transit station, revitalization, or corridor plans.



Plan Review & Feedback



CHARLOTTE FUTURE 2040 COMPREHENSIVE PLAN

[Plan Document](#) [2040 Policy Map](#) [Community Area Planning](#) [FAQ](#) [Resources](#)

The Charlotte Future 2040 Community Area Plans are ready for your review!

With community input, we've developed **14 Community Area Plans** with detailed development recommendations for each plan area, a **Program Guide** that connects these Plans to other citywide policies, and a **Revised Policy Map & Manual** reflecting the community's latest feedback.

Now, it's time for you to review and share your thoughts! Visit the **Virtual Open House** for an overview of the planning process and key recommendations. To read and comment on the Draft Plans or the Revised Policy Map, click on the buttons below. Staff are available at office hours or to attend community meetings upon request, and Draft Plans are available at local libraries.



Virtual Open House

[CAP OPEN HOUSE](#)

Draft Plans

[VIEW THE PLANS](#)

Office Hours

[SIGN UP](#)



Watch the video to learn how you can share your feedback!

1

Virtual Open House:

- Highlights of process
- Key takeaways
- Link to plans

2

Draft Plans:

- Read plans
- Share feedback

3

Office Hours:

- Speak to staff
- Tuesdays, 11 am – 1 pm
- Thursdays, 3 – 5 pm

4

Libraries:

- Hardcopies available

Feedback requested by May 9th

[Plans available at cltfuture2040.com](https://cltfuture2040.com)



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