



CHARLOTTE FUTURE **2040 POLICY MAP**

City Council Business Meeting
October 11, 2021

CHARLOTTE FUTURE 2040 COMPREHENSIVE PLAN ADOPTED JUNE 21, 2021!



WHAT'S NEXT?

PLAN POLICY

- Community Vision
- Equitable Growth Framework
- Complete Communities
- Policy Framework

IMPLEMENTATION STRATEGY

- [Charlotte Future 2040 Policy Map](#)
- [Fiscal Impact Analysis](#)
- [Working Groups Established by Plan](#)
- Charlotte Future 2040 Implementation Dashboard
- Charlotte Future Annual Report (1st Addition)

MANUALS + METRICS

- Equitable Growth Framework
- Place Types Manual
- Goal and Objectives Metrics

What is the 2040 Policy Map?

- The 2040 Policy Map is the first step to implementing the Plan
- It is a companion to the Plan
- It is a **translation of the Plan's "place-based" policies into a map** which will be used in multiple decision-making processes



"PLACE-BASED" POLICIES

Charlotte Future 2040 Comprehensive Plan

GOAL 2: NEIGHBORHOOD DIVERSITY AND INCLUSION

Objective 2d) Increase the number of middle density housing options, including fourplexes, along high-performance transit and other major thoroughfares

Charlotte Future 2040 Policy Map

NEIGHBORHOOD 2

A multi-family residential area that includes housing choices such as apartments and condominiums and neighborhood services, like grocery stores, offices, and institutional uses.



COMMUNITY ACTIVITY CENTER

Smaller commercial and civic areas that provide services for the surrounding area in low to mid-rise buildings. Today these places are single use shopping centers, but over time it is expected that these places will develop or experience infill and support a greater mix of uses due to their high level of accessibility from multiple neighborhoods.



REGIONAL ACTIVITY CENTER

The largest centers of activity outside of Uptown, with a walkable and diverse mix of uses that serve the region. Buildings are mid to high-rise, tapering down towards the neighborhoods. They provide a mix of residential, office, retail, civic and open space uses.



CAMPUS

Campuses provide places for office, healthcare, education, religious or similar institutions/organizations that require a significant amount of space for various activities. Campuses usually have a specific use and are distinct from their surroundings.



LIGHT INDUSTRIAL MIXED-USE

Lower intensity industrial and employment uses, including office, research, light manufacturing, warehousing, distribution and can include residential and more creative uses such as art studios and breweries.



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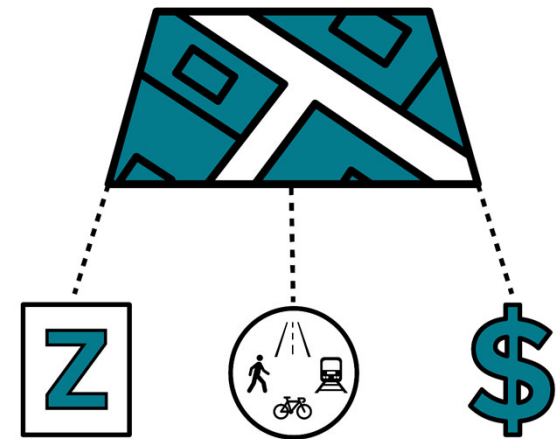


GOAL 8: DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY

Policy 8.20 – Support the growth of jobs and provision of workforce support services to areas lacking access to employment opportunities

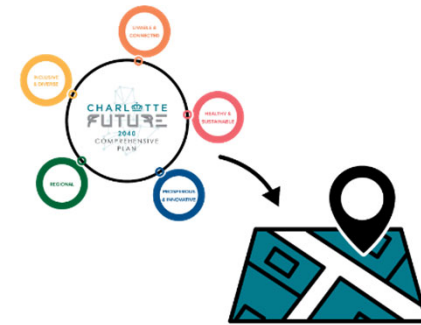
Why is the Map important?

- The 2040 Policy Map will be used in multiple decision-making processes
 - Zoning - UDO Mapping
 - Mobility Decisions –
 - Strategic Mobility Plan
 - Charlotte Streets Map
 - Capital Investment Decisions
 - Other Projects –
 - LYNX Silver Line Station Area Planning



2040 POLICY MAP PROCESS

- The 2040 Policy Map is a translation of the Plan's "place-based" policies into a map which will be used in multiple decision-making processes



Mapping Tools & Process

Tools • Place Types

Process

1. Map Existing Development
2. Map Adopted Land Use Policy → Market Readiness & Land Use Suitability Analysis ✓
3. Map Charlotte Future 2040 Policy → Fiscal Impact Analysis (Draft Findings)

PLACE TYPES

- They are not zoning districts
- New classification system to organize patterns of development
- More holistic and comprehensive than current system

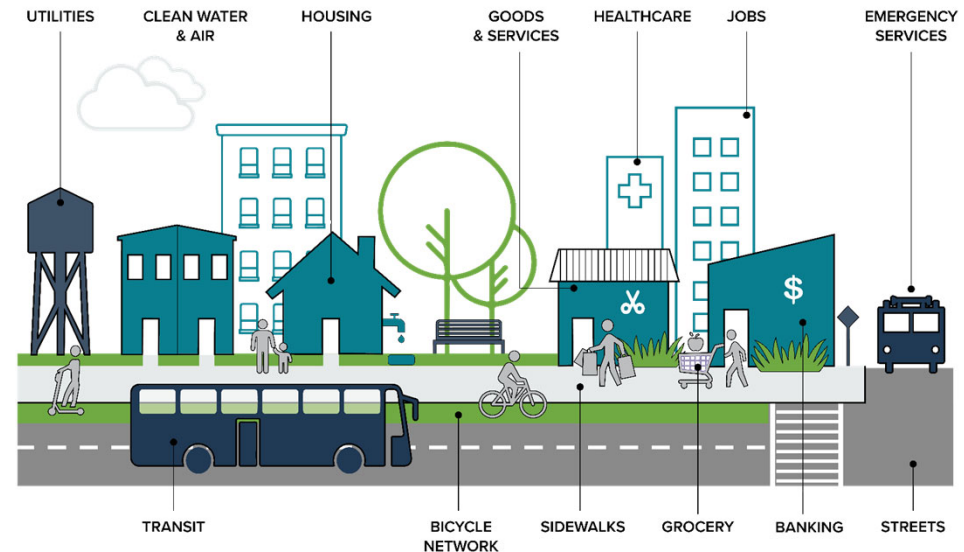
Future Land Use

- Land Use
- Density

Place Types

- Mix of Land Uses
- Proportions of Land Use
- Building Form & Design
- Mobility
- Open Space

- Key to creating **Complete Communities**
- Vetted by community during Comp. Plan development



Three (3) – Step Process

- 1. Map Existing Development** – translate existing development into Place Types (*Reference Only*)
- 2. Map Adopted Policies** – translate adopted area plans into Place Types
- 3. Map Charlotte Future 2040 Policies** – revise Adopted Policies Map to reflect Comprehensive Plan policies



Revision ensures
previous
community
feedback isn't
lost

Mapping Inputs



Existing Development

- Existing Land Use
- Form of Development



Adopted Policies

- Future Land Use
 - Zoning
- Market Support



CLT Future Policies

- Equitable Growth Framework
- Plan Policies

INPUTS

- Growth Projections
 - Infrastructure & Environmental Capacity
- Market Feasibility

CHECKS

How is the Charlotte Future 2040 Policy Map related to the Unified Development Ordinance?

The Charlotte Future 2040 Policy Map assigns a Place Type designation to each property in the city's jurisdiction. The Unified Development Ordinance (UDO) includes a zoning district or districts that are aligned with each Place Type designation.

PLACE TYPE



A block on the Charlotte Future 2040 Policy Map is mapped **Neighborhood 2**



ZONING



{ N2-A
N2-B
N2-C

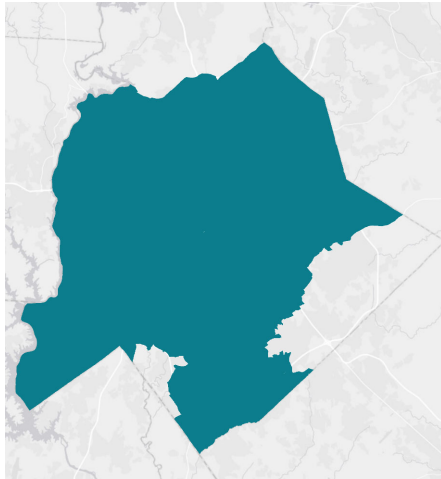
Individual properties on this block may be recommended to be rezoned to one of the **Neighborhood 2 Residential Zoning Districts:**
N2-A, N2-B, N2-C

The final zoning district for a property will be determined during the alignment rezoning process, which will begin after the UDO is adopted. The districts will be dependent on existing conditions and context, location considerations, market readiness and other temporal considerations (e.g. facilitating gradual change over time).

<https://cltfuture2040.com/2040-policy-map/2040-policy-map-faq/>

HOW WILL THE WORK BE COMPLETED?

Charlotte Future 2040 Policy Map



- Citywide effort, citywide input
- Ensure an equitable future for all by:
 - Prioritizing access to underserved areas
 - Distributing projected growth citywide
- Balancing citywide goals (protecting neighborhoods, supporting a vibrant economy, and aligning growth with infrastructure capacity)

Community Area Planning



- Coordinated, efficient and effective structure for neighborhood planning
- Provide detailed strategies for places, transportation, infrastructure, and community facilities/amenities.
- Updated every 10 years to address demographic, development, and market changes.

2040 Policy Map: Ph. 1 Engagement

EVENTS

98*



*includes workshops,
presentations, and
pop-ups

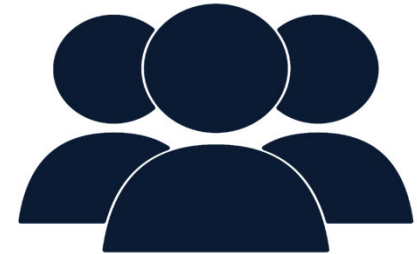
SURVEY RESPONSES

4,209



INTERACTIONS

1904



Phase 2 Engagement

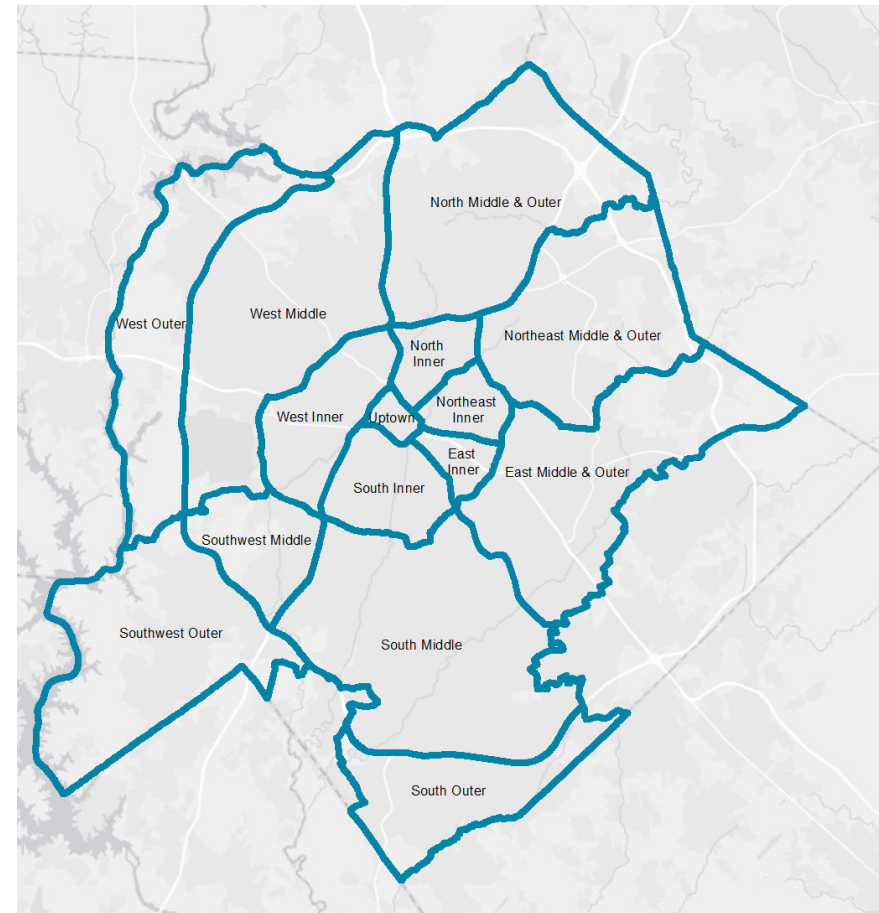
Draft Charlotte Future 2040 Policy Map

Information:

- Methodology
- Compare to map with Current Adopted Land Use Policy Translated to Place Types

Input: Methodology & Areas of concern

- Virtual citywide meeting (Oct. 11–15)
 - Live at lunch and evening slots
 - Recorded copy available online
- 15 virtual mapping work sessions (Oct. 18–29)
- 5 in-person, regional office hour sessions (contingent upon COVID cases)



AFTER 2040 POLICY MAP ADOPTION



- **Effective Date** – 3 months after adoption
- **Future Land Use** –
 - The Future Land Use tool is retired
 - The Future Land Use map is replaced by the Charlotte Future 2040 Policy Map
- **Area Plans** –
 - Land use vision is updated by the Charlotte Future 2040 Policy Map
 - Projects and programs identified in area plans (adopted since 2008) will be carried forward to future Community Area Plans or Community Investment Plans



CHARLOTTE FUTURE 2040 POLICY MAP DUPLEX/TRIPLEX LIKELINESS ANALYSIS

PRELIMINARY FINDINGS

COMPREHENSIVE PLAN GOALS



GOAL 2: NEIGHBORHOOD DIVERSITY AND INCLUSION

Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within neighborhoods.



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 10: FISCALLY RESPONSIBLE

Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth.

PURPOSE & APPROACH

- Identify areas where conversion/redevelopment of existing single-family homes to duplexes or triplexes is most likely.
- Approach
 - Evaluation of national and international studies
 - Evaluation of existing conditions in Charlotte

CLT EXISTING CONDITIONS: METHODOLOGY

Physical Capacity

Measure of a parcel's physical capacity to support additional units.

- Based on parcel width and size
- Estimated net new units possible

Market Support

Measure of a parcel's ability to support feasible redevelopment

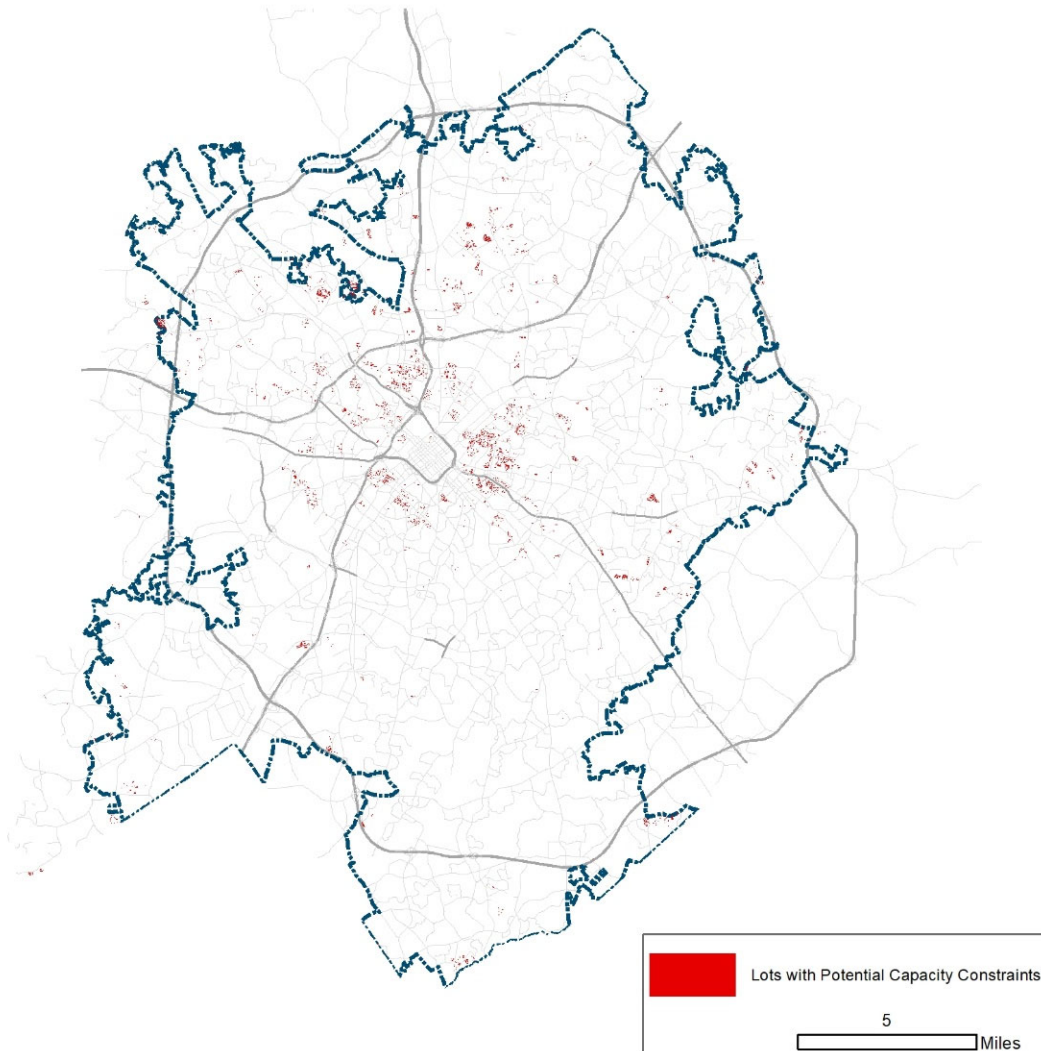
- Presence of sales over minimum sale price in neighborhood
- Delta between existing parcel value and supportable home price

Other Impediments

Presence of impediments to redevelopment

PHYSICAL CAPACITY SCORE

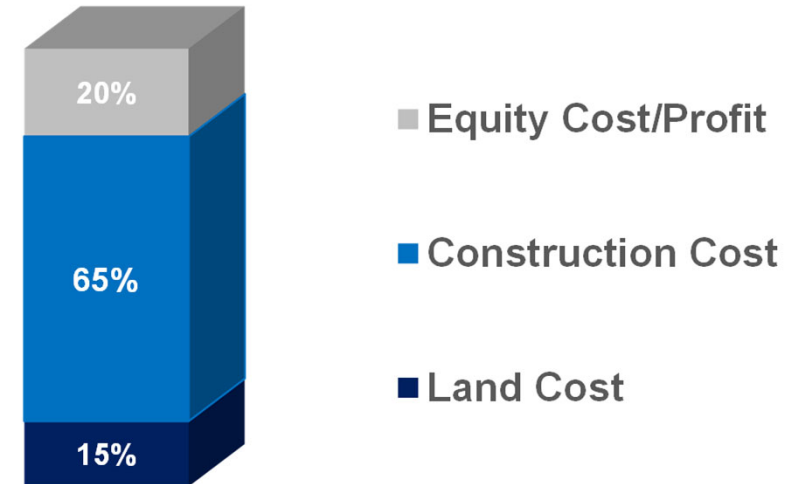
- Frontage Width Score
 - Does the parcel have adequate width?
 - Minimum 50' for duplex and 65' for triplex (40' if stacked units)
- Allowable Building Space
 - Is parcel large enough?
 - Lot coverage must allow 3,000 square feet building
- 4% of SF lots deemed to have a potential constraints to allowing a second unit
- 22% of SF lots deemed to have potential constraints to allowing three units



MARKET SUPPORT ASSUMPTIONS

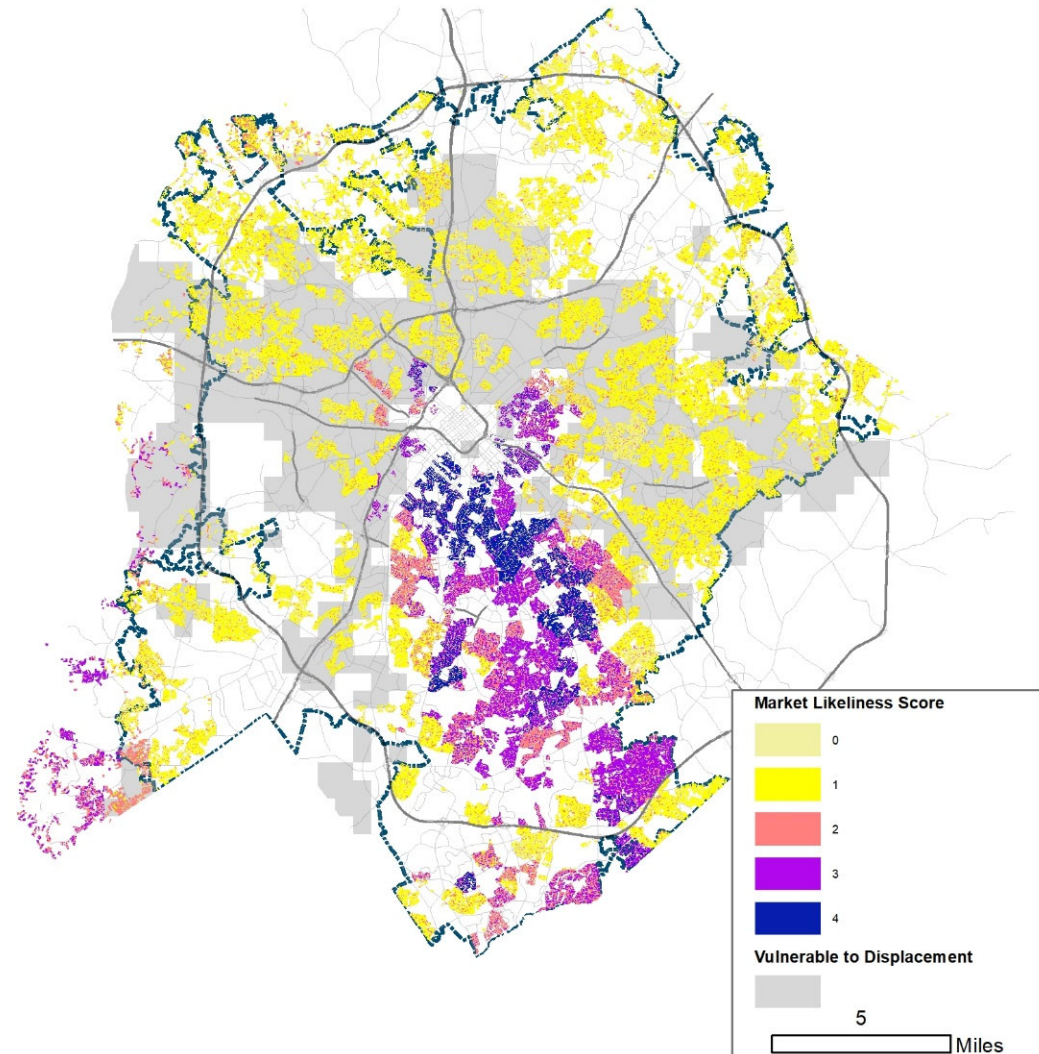
- Developed proforma for prototype duplex
 - Unit Size: 1,500 SF (heated)
 - City-wide average for all new attached units is 1,900 SF
 - Construction Cost: \$200 per SF
 - Land cost is typically minimum of 15%
 - Cost of equity/profit account for 20%
- Value of Duplex on Single Family Lot
 - Purchase cost <15% of total project revenue
 - Estimated Value for duplex is \$900,000
 - \$450,000 per unit
 - Average for all new attached units in City is \$410,000

Simple Duplex Cost Estimate



MARKET SUPPORT SCORE

- Potential score of 0 to 4
 - 4 most likely to redevelop
- 6% of SF lots have the highest likeliness score (score of 4)
- 18% of all SF lots have moderately or highly likeliness scores (score of 3 to 4)
- 7% of SF lots that are moderately to highly likely are in vulnerable to displacement areas

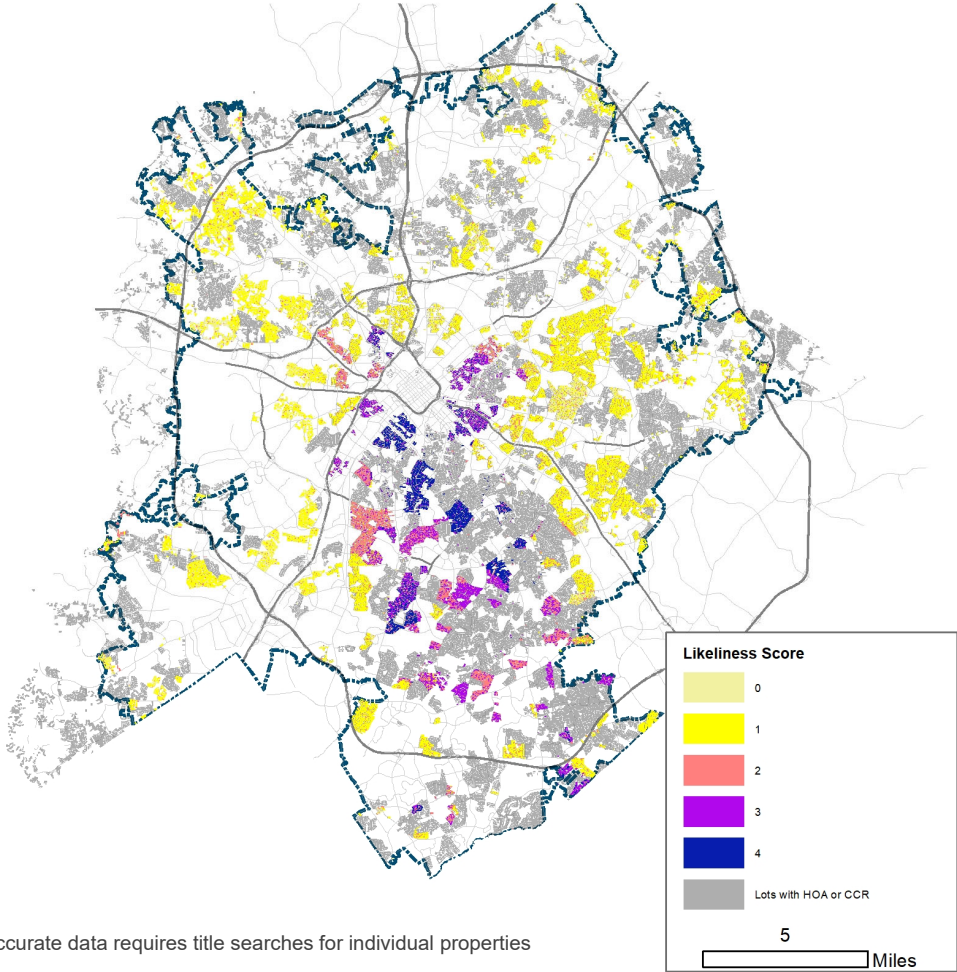


MARKET SUPPORT SCORE STATS

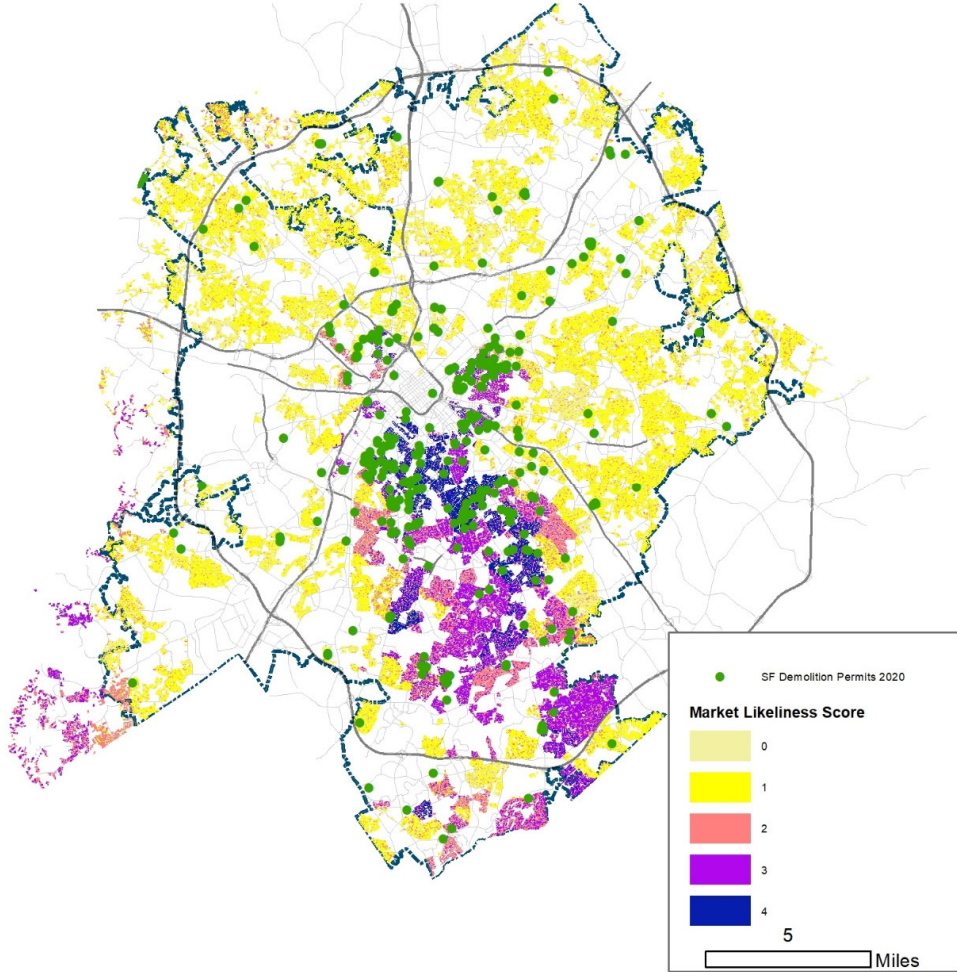
Likelihood Score	Single-Family Lots	% of Total	Acres	% of Total
Citywide Single Family Lots in Neighborhood 1 Placetype				
0 - Least Likely	7,062	4%	2,988	4%
1	106,616	62%	43,087	57%
2	26,172	15%	12,532	17%
3	20,828	12%	11,950	16%
4 - Most Likely	10,402	6%	4,903	6%
All Single Family Lots in N1	171,080		75,459	
Single Family Lots in Vulnerable to Displacement Area (N1 Placetype)				
0 - Least Likely	3,068	5%	1,267	5%
1	49,221	79%	18,645	81%
2	6,261	10%	2,459	11%
3	2,409	4%	494	2%
4 - Most Likely	1,103	2%	226	1%
Single Family Lots in Vulnerable to Displacement Area (N1)	62,062		23,091	
% of All SF Lots in City	36%		31%	

Source: Economic & Planning Systems

Market Support Score for
Estimated* lots without HOA or



SF Demolition Permits + Market Support



SUMMARY: LIKELINESS ANALYSIS FINDINGS

- National & Int'l. Case Studies
 - Upzoning can produce an increase in housing supply
 - The value of land likely to increase to match value of greater development potential
 - The average cost of housing (sales prices/rental rates) were not measurably impacted
- Charlotte Findings
 - Physical Capacity
 - Most single family lots have the physical capacity to allow for an additional unit
 - Market Support
 - Most impactful on likeliness
 - Parcels need low value and high enough supportable sales prices
 - 6% of lots were deemed to have the highest likeliness
 - Restrictive covenants also limit potential of redevelopment

Next Steps

- 2040 Policy Map
 - Phase 2 Public Engagement Begins **October 13, 2021**
 - The Informational Meeting and all Community Conversations will be offered in the afternoon (12:00 – 1:00 pm) and evening (6:00 – 7:00 pm)
 - All meetings will be recorded and available online 24 hours after the meeting concludes
 - Make up sessions for the Community Conversations are also available
 - Fiscal Impact Analysis discussions at key milestones
 - Planning Commission & City Council updates at key milestones