



CHARLOTTE DEPARTMENT OF PLANNING, DESIGN & DEVELOPMENT

# **Sarah Stevenson Breakfast Forum**

February 1, 2022

**Presenters: Alyson Craig | Alysia Osborne**





**VISION  
AND  
GOALS**



**CHARLOTTE  
FUTURE**

**2040  
COMPREHENSIVE  
PLAN**

**The Vision For Our Growth**

**SUPPORTING  
INITIATIVES**

Mapping  
Tools and  
Guidance for  
Public and  
Private  
Investment



**Land Use**



**Mobility**

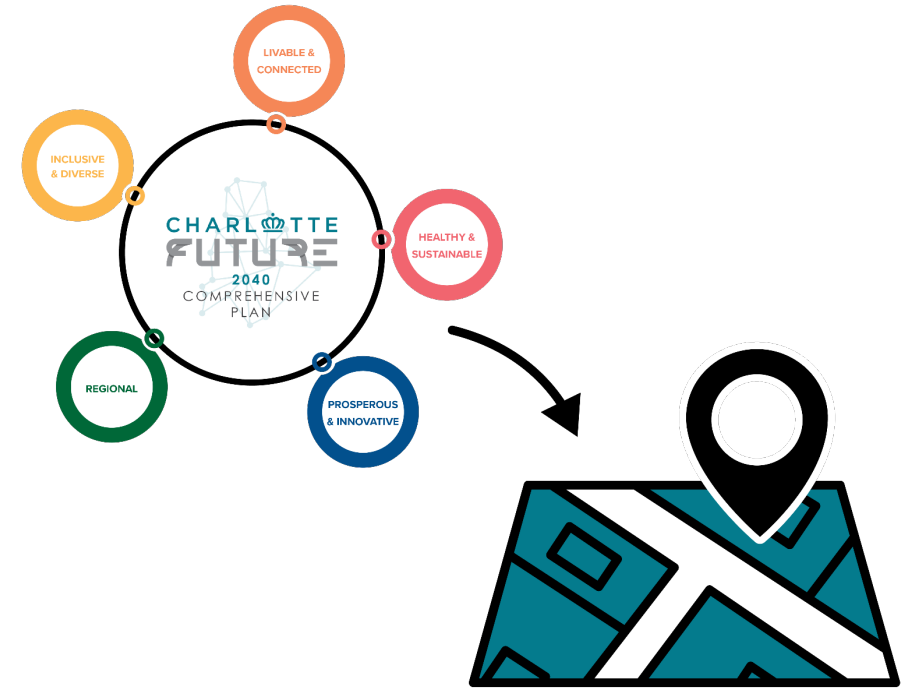


**Development**



# Putting the Plan into Action

- The 2040 Policy Map is a translation of the Plan’s “place-based” policies to specific geographies
- “Place-based” policies provide guidance for where and how development should occur
- Replaces the city’s current policy map (Future Land Use Map)

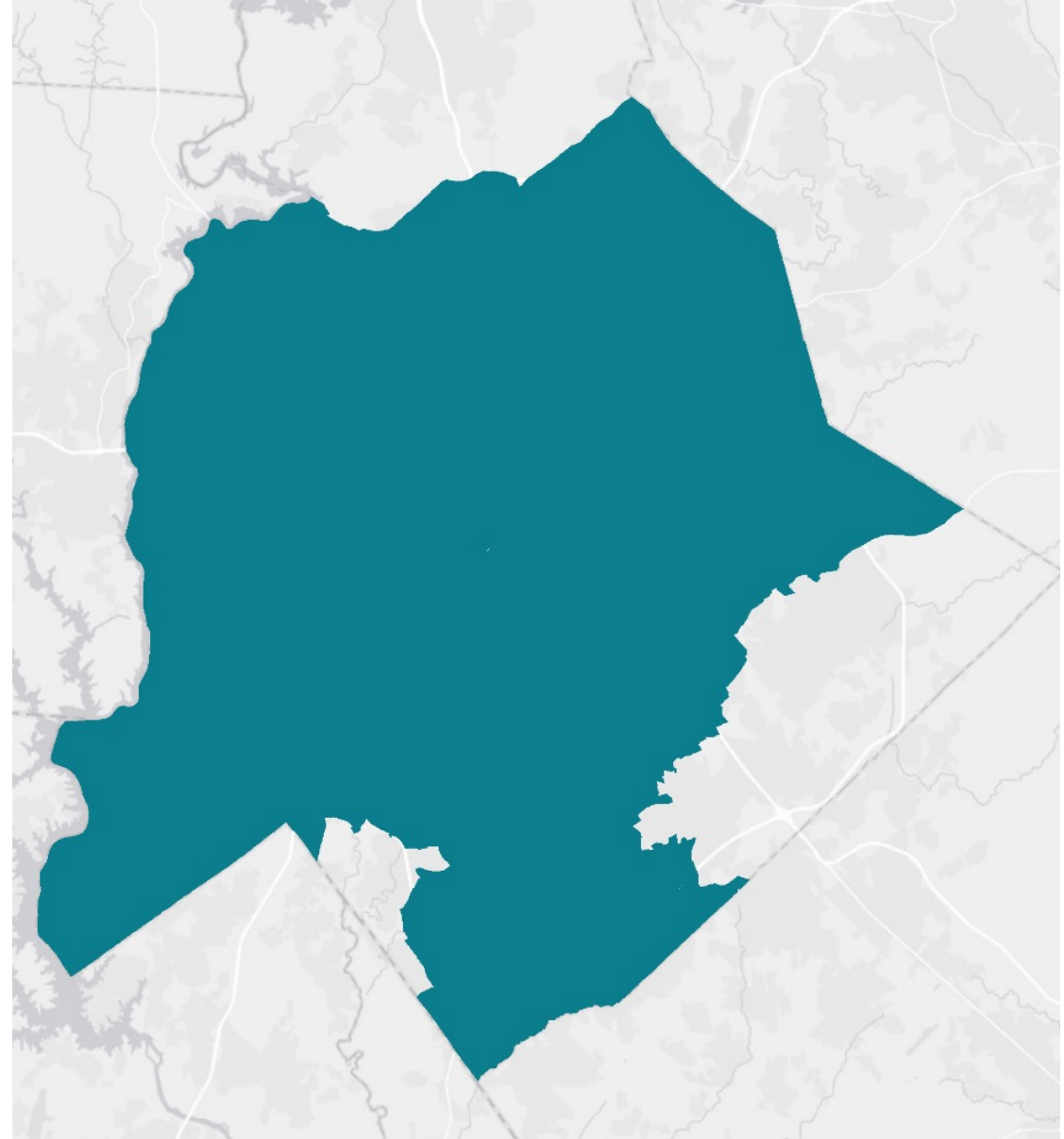




# Why is the 2040 Policy Map Important?

Provides citywide direction for balancing future needs and opportunities:

- Protects priorities while providing opportunity for growth
- Aligns future growth with infrastructure capacity
- Improves access to underserved areas



## PLACEBASED POLICY APPLICATION: CREATING 10- MINUTE NEIGHBORHOODS



10 MINUTE  
WALK



1,100  
STEPS



FRESH, HEALTHY  
FOOD



HEALTHCARE  
SERVICES



BANKS +  
CREDIT UNIONS



ACCESS TO  
EMPLOYMENT

**JOBS + SERVICES**



PUBLIC  
TRANSPORTATION



SAFE BICYCLING  
ROUTES



WALKABILITY



GREENWAYS

**TRANSPORTATION**



PARKS +  
PLAYGROUNDS



PLAZAS +  
PUBLIC SPACE



TRAILS



COMMUNITY  
GARDENS

**PARKS + OPEN SPACE**



SCHOOLS, ETC.



LIBRARIES



SENIOR CENTERS



COMMUNITY  
CENTERS

**LIVING + LEARNING**

# How was the 2040 Policy Map developed?

## Place Types is the Mapping Tool

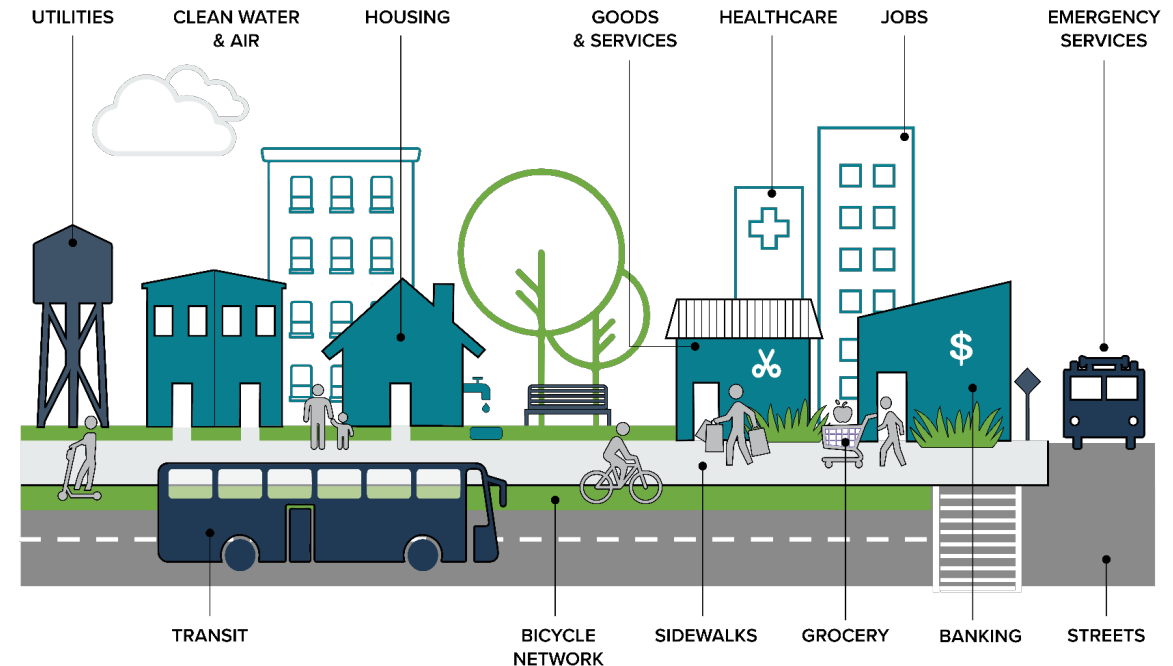
- New classification system to organize patterns of development
- More holistic and comprehensive than current system

### Future Land Use

- Land Use
- Density

### Place Types

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



LIVE

WORK

PLAY

## PARKS AND PRESERVES

Parks include **play grounds, sports fields, pavilions , recreation facilities**, and other uses that allow people to gather and play. Preserves are intended to remain passive, including those that are to be protected and conserved for the foreseeable future. These include **wildlife refuges, and nature preserves with some passive amenities and activities.**



## NEIGHBORHOOD 1

A mix of **single family residential and low-density multi-family neighborhoods** with detached housing types as well as duplexes and triplexes. Other uses include **civic and institutional uses** and services like schools and parks.



## 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.



## COMMERCIAL

**Mostly auto-oriented** places that accommodate people traveling from one place to another, typically by car. Primarily **retail and office uses** with hotels and larger offices located at interstate interchanges.



## 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.**



## INNOVATION 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.



## MANUFACTURING & LOGISTICS

Higher intensity uses that are major **economic and employment drivers**, including manufacturing, waste processing, power generation, junk and scrap metal yards and other similar uses. Many uses require space for outdoor storage, parking and maneuvering for equipment, loading and warehousing, and should be **buffered from surrounding areas.**



## NEIGHBORHOOD CENTER

The smallest type of center, a **mixed use place** that offers higher intensity residential uses and **neighborhood services**, like a grocery store, offices and institutional uses that serve the immediate area.



## COMMUNITY ACTIVITY CENTER

Smaller **commercial and civic areas** that provide services for the surrounding area in low to mid-rise buildings. Today these place 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.





## CLT Future Policies

- Equitable Growth Framework
  - Plan Policies
- Growth Projections
  - Infrastructure & Environmental Capacity
  - Market Feasibility

INPUTS

CHECKS



- Equitable Growth Framework
  - Access to Housing Opportunity
  - Access to Employment Opportunity
  - Access to Amenities, Goods & Services
  - Environmental Justice
- Preservation Policies
  - Existing Neighborhoods
  - Parks and Open Space
  - Manufacturing & Logistics
- Place Type Adjacencies & Transitions



# What does engagement look like?

## 1 Education & Preferences

**Late July – End Sept. 2021**

- Information: Project purpose & process
- Input: Most and least desirable Place Types near live/work/play (*informs draft map*)

## 2 Draft 2040 Policy Map

**Mid - Late October 2021**

- Information:
  - Methodology
  - Compare to Status Quo
- Input: Areas of concern

We are here

## 3 Revised 2040 Policy Map

**Late Nov. – February 2022**

- Information: How input was incorporated
- Input: Discuss future projects and programs (*informs Community Area Planning*)

**Key groups: Neighborhoods, Developers, Latino Community, Youth**


### Toolkit:

- |                         |               |                        |  |
|-------------------------|---------------|------------------------|--|
| • Pop-up Events         | • Surveys     | • Social Media         | • Emails                                   |
| • Neighborhood Mtgs.    | • Online Maps | • Digital Ads          | • Ambassador Toolkit                       |
| • Community Mtgs.       | • Videos      | • Mailers              | • Ambassadors & Strategic Advisor Outreach |
| • Council Conversations | • Flyers      | • Translated Materials |  |


- 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

# 2<sup>nd</sup> Draft of the Policy Map is Available

Visit [www.cltfuture2040.com](http://www.cltfuture2040.com)



HOME2040 POLICY MAPABOUTPLAN DOCUMENTGET INVOLVEDPAST ENGAGEMENTRESOURCESFAQ



## CHARLOTTE FUTURE 2040 POLICY MAP

### The **SECOND DRAFT** of the Charlotte Future 2040 Policy Map is now available for review!


After releasing the first draft **Charlotte Future 2040 Policy Map** in October 2021, the project team collected and reviewed the community input received and completed revisions to the map, including:

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.

VIEW MAP HERE

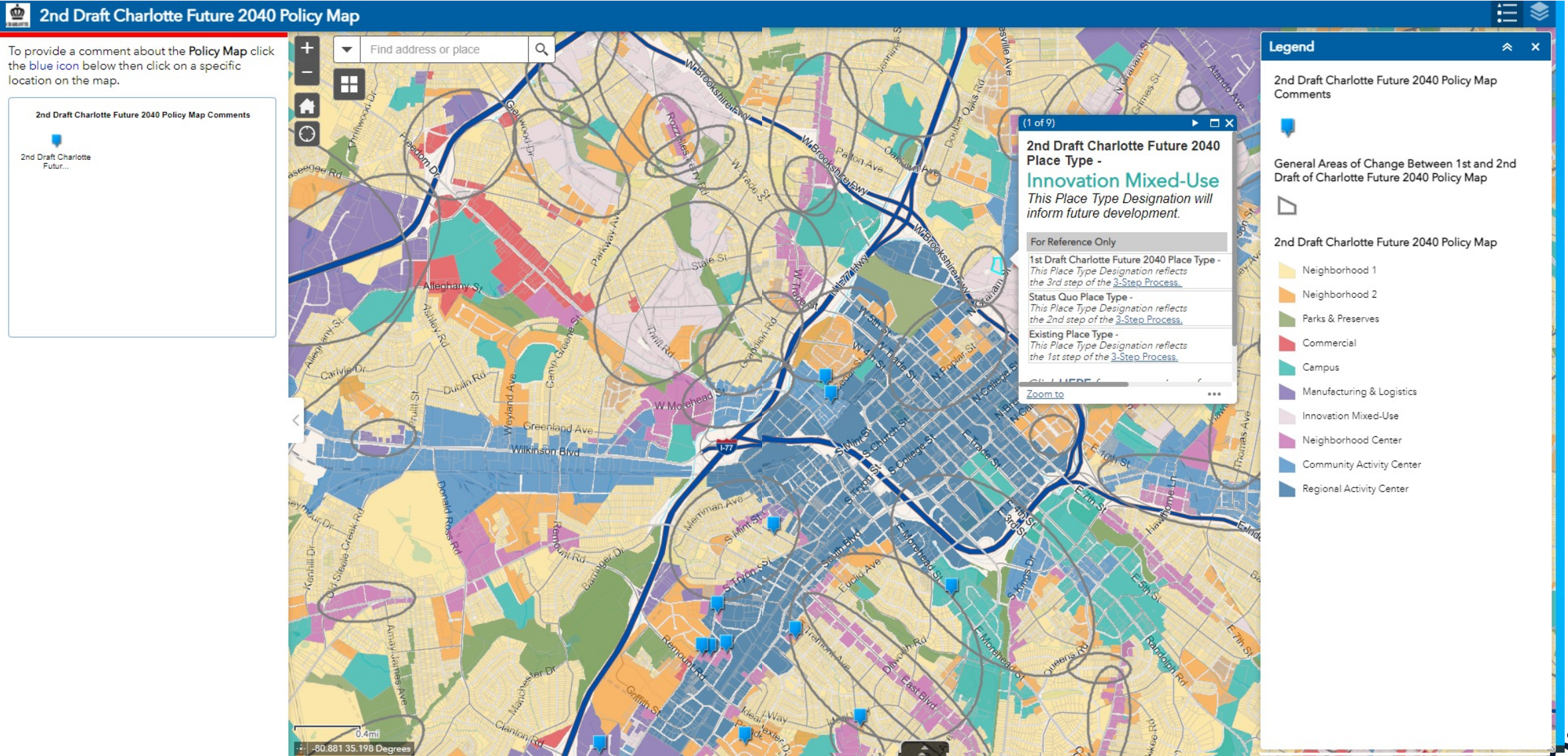
There are multiple ways to participate in this phase of engagement. Due to the current COVID situation, engagement is limited to virtual meetings.

5 WAYS TO ENGAGE



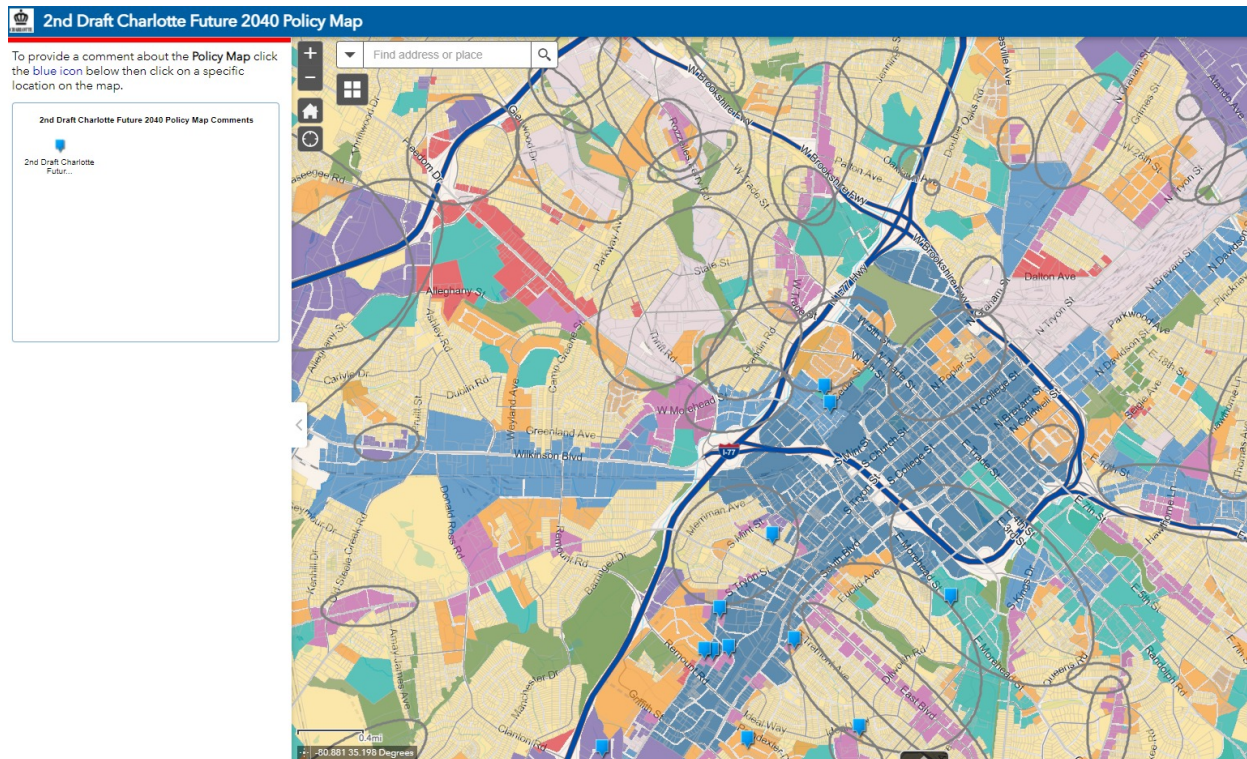


# 2<sup>nd</sup> Draft of the Policy Map





# Ways to Leave a Comment



## Comments received via:



### Email

[cltfuture2040@charlottenc.gov](mailto:cltfuture2040@charlottenc.gov)



**community  
conversations**  
(groups + individuals)



**online map  
comment tool**



## Community Benefits Task Force

### Task Force Charge:

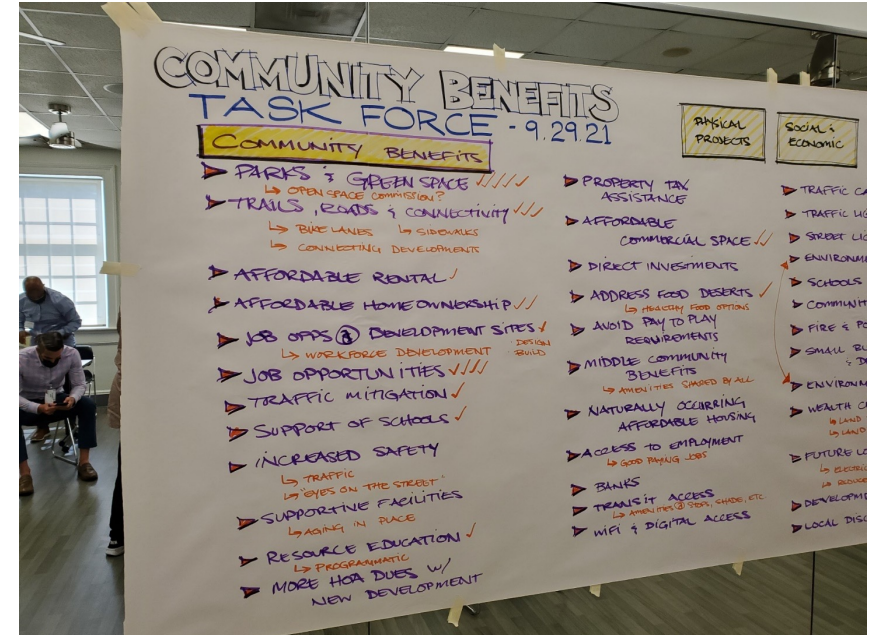
- Identify the types of community benefits
- Understand ways to achieve community benefits through engagement
- Leverage existing processes to better achieve community benefits
- Develop a Community Benefits Look Book and Action Plan

### Engagement + Working Sessions:

- Hosted to workshops with community members + developers
- September 29, 2021 (**20 attendees**)
- November 3, 2021 (**31 attendees**)

### Next Steps:

- **Winter 2021 -2022** - Provide update to Council + Planning Commission + Refine Community Benefits Look Book
- **Spring 2022** – Share and Receive Feedback on Look Book from Task Force



## NEighborhood Stabilization (NeST)/Anti-Displacement Commission

### Commission Charge:

- Develop a toolbox for protecting people from displacement caused by gentrification.
- Build on the city's existing strategies for affordable housing and addressing gentrification, while emphasizing mitigating displacement.
- Review and recommend anti-displacement strategies and tools for protecting residents who are moderately or highly vulnerable to displacement.
- Membership will include housing advocates, neighborhood leaders, real estate developers, residents who have experienced displacement or experiencing displacement, urban planning and land use experts, and housing finance experts
- **Work begins Spring 2022**

## Equitable Development Commission

### Commission Charge:

- Ensure community members are hands-on, developing strategies and policies that will help Charlotte grow sustainably and equitably.
- Advise the city and recommend strategies that balance equitable investments in areas of Charlotte with absent and insufficient infrastructure, areas experiencing the fastest growth, and areas targeted for growth.
- The mayor and council members will appoint to the commission individuals experienced in community development and infrastructure assessment.
- **Work begins Spring 2022**

## FEBRUARY

- 1**     **Community Wide Conversation**
- 7     Planning Commission Update
- 14    City Council Update
- 15    Planning Committee Update
- 21    Release of Final Recommended Policy Map
- 28**   **Public Comment Session with City Council**

## MARCH

- 7     Planning Commission Update
- 14    Transportation and Planning Council Committee
- 15    Planning Committee Request for Recommended Action
- 28    City Council Action

# STAY CONNECTED

**01 JOIN OUR E-MAIL LIST**  
[cltfuture2040@charlottenc.gov](mailto:cltfuture2040@charlottenc.gov)

**02 VISIT OUR WEBSITE**  
[cltfuture2040.com](http://cltfuture2040.com)

**03 FOLLOW US**  
  @cltplanning





# UDO Update



DEVELOPMENT

## Charlotte offers first peek at new zoning, land development plan

UPDATED OCTOBER 07, 2021 5:33 PM

CITY OF CHARLOTTE



Released October 7, 2021

OCTOBER 2021

**FIRST DRAFT**

# 2040 Plan and UDO Connection

## Vision

Policies & Plans



Policy Guidance for Growth & Development

## Implementation

Regulations & Ordinances

Unified Development Ordinance

### Zoning Ordinance

Subdivision  
(Chapter 20)

Trees  
(Chapter 21)

Streets & Sidewalks  
(Chapter 19)

Post-Construction Stormwater  
(Chapter 18)

Floodplain Regulations  
(Chapter 9)

Erosion Control  
(Chapter 17)

Driveway/Access Regulations

# UDO Outline



- **Introductory Provisions**
- **Zoning**
  - *Districts*
  - *Uses*
  - *General Development Standards*
- **Subdivision, Streets, and Infrastructure**
- **Stormwater and Natural Resources**
- **UDO Administration and Approvals**



# Reference Guide

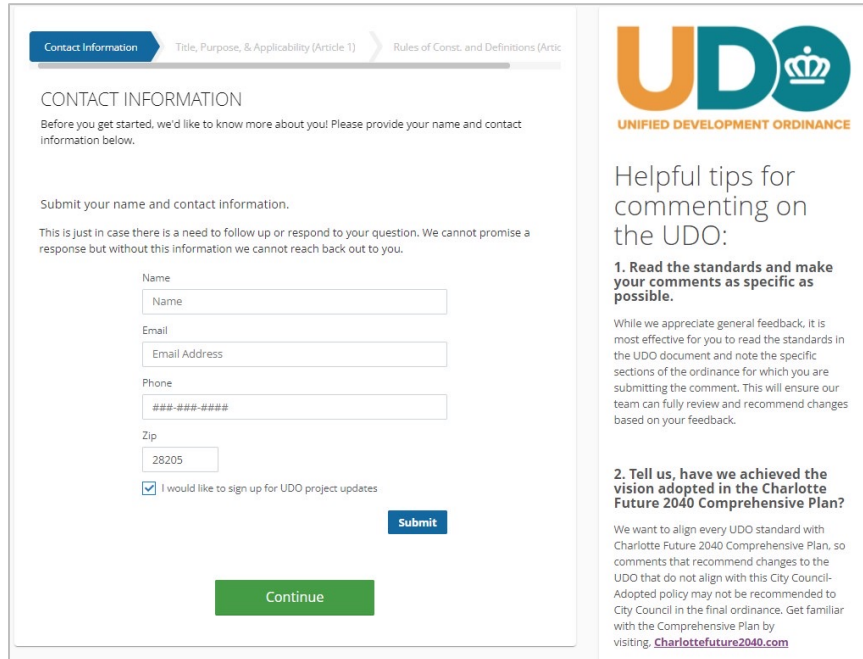
HELPFUL RESOURCES

- A 26-page **Reference Guide** is available online.
- This easy-to-understand guide walks through the first draft of the UDO to understand **where to find information** on specific topics of interest or zoning districts.
- It also provides **a summary of some of the new regulatory concepts** for the City, including residential overlays, parking tiers, tree preservation, and transportation improvements.





# How Are We Receiving Feedback?



The screenshot shows the 'Contact Information' section of the CharlotteUDO.org website. It includes a form with fields for Name, Email Address, Phone, and Zip. A checkbox for 'I would like to sign up for UDO project updates' is checked. A 'Submit' button is at the bottom right of the form. To the right of the form is a sidebar with the UDO logo and helpful tips for commenting on the UDO.

**CONTACT INFORMATION**

Before you get started, we'd like to know more about you! Please provide your name and contact information below.

Submit your name and contact information.

This is just in case there is a need to follow up or respond to your question. We cannot promise a response but without this information we cannot reach back out to you.

Name  
Name

Email  
Email Address

Phone  
###-###-####

Zip  
28205

☒ I would like to sign up for UDO project updates

**Submit**

**Continue**

**UDO**  
UNIFIED DEVELOPMENT ORDINANCE

Helpful tips for commenting on the UDO:

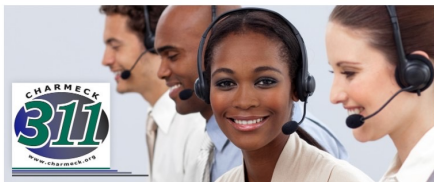
**1. Read the standards and make your comments as specific as possible.**

While we appreciate general feedback, it is most effective for you to read the standards in the UDO document and note the specific sections of the ordinance for which you are submitting the comment. This will ensure our team can fully review and recommend changes based on your feedback.

**2. Tell us, have we achieved the vision adopted in the Charlotte Future 2040 Comprehensive Plan?**

We want to align every UDO standard with Charlotte Future 2040 Comprehensive Plan, so comments that recommend changes to the UDO that do not align with this City Council-Adopted policy may not be recommended to City Council in the final ordinance. Get familiar with the Comprehensive Plan by visiting [CharlotteFuture2040.com](http://CharlotteFuture2040.com)

- **Online portal** through the CharlotteUDO.org website (**100+** comments entered through December 16)
- Open house **meetings** and virtual **conversations**
- **Requested meetings** (real estate industry, sustainability interests)
- **Direct communication** from the community (letters, emails, etc.)
- City **311**



## CharMeck 311


CharMeck 311 serves as the customer contact center providing information and services for customers in the City of Charlotte and Mecklenburg County. CharMeck 311 is open Monday through Friday from 7 a.m. – 7 p.m. Residents can also [submit service requests](#) online 24 hours a day.



# Virtual Conversations

**UDO**  
UNIFIED DEVELOPMENT ORDINANCE

Register Here!




**VIRTUAL CONVERSATIONS**

ALL VIRTUAL CONVERSATIONS OFFERED TWICE!  
12:00 P.M. - 1:00 P.M. (AFTERNOON)  
& 6:00 P.M. - 7:00 P.M. (EVENING)

<b>12/2</b> THURSDAY ✓ GENERAL UDO OVERVIEW	<b>12/21</b> TUESDAY ✓ ADMINISTRATION
<b>12/7</b> TUESDAY ✓ ZONING DISTRICT OVERVIEW	<del><b>1/4</b> TUESDAY</del> Rescheduled to Jan 27 FREQUENT USERS Q&A
<b>12/9</b> THURSDAY ✓ TREES	<b>1/5</b> WEDNESDAY ✓ STORMWATER
<b>12/14</b> TUESDAY ✓ SUBDIVISION, NETWORK AND ACCESS, AND OTHER INFRASTRUCTURE	<b>1/6</b> THURSDAY ✓ PARKING, LANDSCAPING & OPEN SPACE
<b>12/16</b> THURSDAY ✓ NEIGHBORHOOD ZONING DISTRICTS	<b>1/11</b> TUESDAY ✓ REQUIRED NEW STREETS/ IMPROVEMENTS & ASSOCIATED STANDARDS

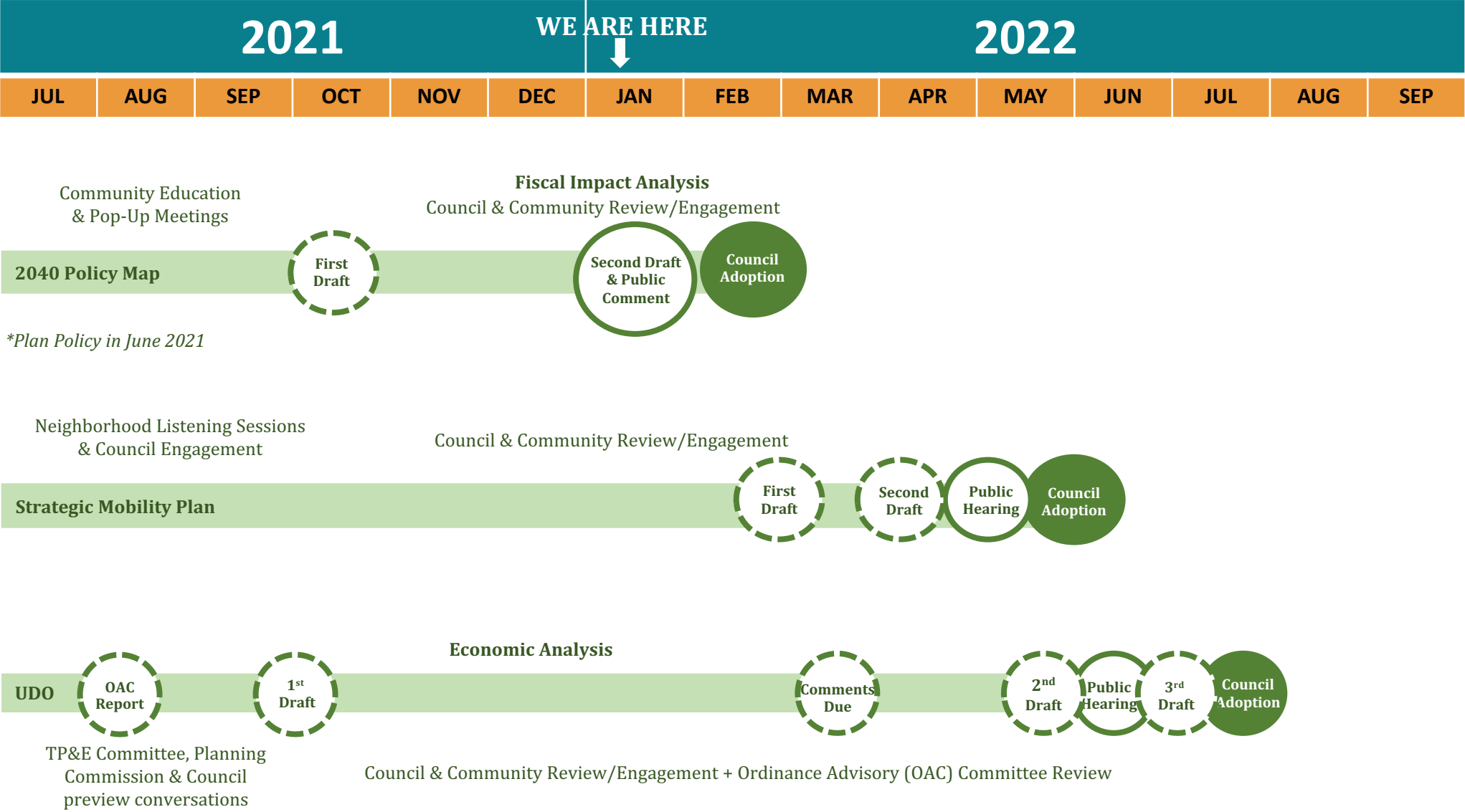
REGISTER AT [CHARLOTTEUDO.ORG](https://charlotteudo.org)

 CITY of CHARLOTTE

**UDO**  
UNIFIED DEVELOPMENT ORDINANCE

- **Total participants = 500+**
- **Add/Revisit sessions on topics that may include:**
  - Short-term Rentals
  - Neighborhood Zoning Districts
  - Transportation standards, including CTR
  - Tree standards, including heritage trees
  - Adaptive Reuse
  - Affordable Housing
  - Parking

# Schedule



Supporting Initiatives



# CONTACT US

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