

Recommended Draft Plan Comments (published on May 20, 2021)
Equitable Development and Place Types

Date	Comment Source	Comment Category	General Comment Category	Summarized Comment	Staff Response
5.20.21	Email	General Comment	Equitable Growth Framework	The City of Charlotte should look to Greenville, SC and their attempt to build an equitable city that deals with the issues of systemic racism, and growing socioeconomic disparity.	Thank you for your support.
5.25.21	Public Input	General Comment	Equitable Growth Framework	The Plan introduces a definition of equity page which is inadequate to the task at hand. The Plan calls equity the “key guiding principle” of the plan, making an operational definition of equity all the more necessary - but the description of the equitable growth framework is unnecessarily vague. Recommendation to take a deeper dive on equity, at least a full page, and present an operational definition of equity.	Thank you for your comment. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
5.26.21	Public Input	General Comment	Equitable Growth Framework	Access to Employment Opportunity is only important to the roughly 66% of CLT citizenry that are of employment age. Should this criteria have equal importance with other criteria as it only benefits 2/3rd of the population? The report says that “in most cases (an) individual will compromise and take a lower paying job (for a better commute)” though likely this is fiction it is at least plausible that the entry-level wage earner makes the choice of employment based on commute. You should not base a Comprehensive plan for employment locations based on the hyperbole.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Equitable Growth Framework	Though some people voice that “individual development are not context sensitive, not contributing to a larger whole & not benefitting existing residents & businesses nearby.” This statement ignores that development occurs 1 parcel at a time and one use at a time and adjacent property owners do not necessarily sell at the same time. All change is by definition ‘Change’ and as such there will always be a time that a particular development seems out of place. In addition it might be the desired result that a development not blend with the surroundings but make a statement or spur adjacent parcels to change too.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
6.3.21	Email	General Comment	Equitable Growth Framework	Sustain Charlotte fully supports the addition of a clear definition of ‘equity’ and crafting the whole plan using the lens of equity with the commitment to protect the most vulnerable	Thank you for your support. Feedback on the Charlotte Future 2040 will be shared with City Council.
6.3.21	Email	General Comment	Equitable Growth Framework	Sustain Charlotte supports the clear definition of 'equity' that has been added to the Equitable Growth Framework.	Thank you for your support. Feedback on the Charlotte Future 2040 will be shared with City Council.
5.24.21	Email	General Comment	Place Types	Opposition to Building Form recommendations in the Regional Activity Place Type. Do not discourage taller buildings by tying height to community benefits/added costs. Also, specific height limitations outside of Uptown should be specified in the UDO, not this plan.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.24.21	Email	General Comment	Place Types	Please define a Mobility Hub. The term is used interchangeably between the place types though it will clearly have different applications in each one.	A definition is provided in the Glossary, Page 134 of Volume 3.
5.24.21	Email	General Comment	Place Types	Given the fact that some of the desired uses in the Commercial Place Type are retail and restaurants, there are some instances where adding higher density MF residential uses would be appropriate to create a walkable, sustainable environment. Please add “higher density multifamily residential uses” under Land Use to allow for this possibility.	Thank you for your comment. There are other Place Types that allow a mixture of residential and non-residential uses. Section 2, page 43 of the plan provides descriptions.
5.24.21	Email	General Comment	Place Types	In the Neighborhood Center Place Type's Building Form recommendations, please change to allow for “up to 5 stories”. If not, it may be best to remove this policy completely and only include it in the UDO.	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.25.21	Public Input	General Comment	Place Types	Opposition to height restrictions on high rise buildings. Support of increased density in all Place Types where single family housing is allowed.	Your opposition and support to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.

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5.27.21	Email	General Comment	Place Types	<p>Recommendation to add the below red text:</p> <p>Most comprehensive planning documents provide direction for future growth through a land use map. Future land use, which informs parcel-based zoning, does not give guidance on the aspects of place like building form, streets, multimodal facilities and connections, and open space, that make it comfortable for those who use it. To achieve the goal of truly Complete Communities, the Charlotte Future 2040 Comprehensive Plan uses Place Types, which provide direction beyond just land use at the parcel level. A Place Type thinks about a place more holistically and at a larger scale, incorporating guidance for land use, transportation, layout, and design. It will help classify physical characteristics and regulations to adapt and adjust hierarchically across the city, providing flexibility and helping to navigate conflicts between our stated goals. A Place Typology defines a set of Places that are unique and authentic to the community and its needs.</p>	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.27.21	Email	General Comment	Place Types	<p>Recommendation to add the below red text:</p> <p>There are several components of the Place Types guidance provided in this Plan. These are the categories that are used to organize the direction for each of Charlotte’s Places. Their characteristics will change and adapt accordingly from less developed to highly urban. This adaptation will allow different degrees of regulation to occur in the zoning districts in the UDO. More detailed guidelines for the Place Types can be found in the Place Types Manual Appendix, in Volume 3. Each component is described in further detail below.</p>	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
5.26.21	Public Input	General Comment	Place Types	<p>Complete Communities section seems to ignore that development occurs one parcel at a time, one use at a time, and that adjacent property owners do not necessarily sell at the same time.</p>	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
6.1.21	Public Input	General Comment	Place Types	<p>Opposition to height restrictions on high rise buildings in Regional Activity Centers.</p>	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
6.3.21	Email	General Comment	Place Types	<p>Sustain Charlotte supports the addition of “In the Uptown Regional Activity Center, buildings that exceed 30 stories (500’) should be developed with community benefits (e.g., affordable housing, public space, etc.)” The organization would recommend a clarification that this “community benefits” would be different from a neighborhood Community Benefits Agreement. This should be more like the Asheville overlay situation and directed by the planning department. A possible name change is needed so it is clear.</p>	Thank you for your comment. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.