

Date	Comment Source	Community Planning Area	Comment Summarized	Comment Category	Response/Resolution
10/14/2021	Community Conversation	WestMiddle	Look for opportunities to buffer around rock quarry at Beatties Ford Road and Sunset Road	Implementation Process and Administration	The draft 2040 Policy Map methodology looked for opportunities to buffer incompatible Place Types adjacent to one another. However, additional tools will need to be explored in the Community Area Planning process to resolve site specific issues.
10/14/2021	Community Conversation	NortheastMiddleOuter	Has the draft 2040 Policy Map been shared with neighboring jurisdictions?	Implementation Process and Administration	The 2040 Policy Map and Comprehensive Plan are only being applied within the City of Charlotte, so within City limits has been the focus to date. Staff did consider adjacent uses outside of Charlotte during the Equitable Growth Framework steps of the mapping process. Now that the 2040 Policy Map is drafted, it will be shared with adjacent communities via the Joint Use Task Force. For more information, visit their website at https://charlottenc.gov/planning/AreaPlanning/CapitalFacilities/Pages/JointUseTaskForce.aspx
10/19/2021	Community Conversation	EastMiddleOuter	How does the Place Types tool relate to planning for transit projects like the Silver Line? How will CATS use Place Types and the 2040 Policy Map?	Implementation Process and Administration	The 2040 Policy Map and Silver Line projects are working in tandem to address future growth along the transit corridor. Once the Policy Map is adopted by City Council, future planning will be developed to be consistent with adopted policy.
10/19/2021	Community Conversation	EastMiddleOuter	Lacking infrastructure but more density is not okay.	Implementation Process and Administration	Thank you for your comment. This topic is part of the Equitable Growth Framework in the Charlotte Future 2040 Comprehensive Plan. Where amenities + infrastructure are lacking, the City will target future projects + programs.
10/19/2021	Community Conversation	EastMiddleOuter	Housing value concerns.	Implementation Process and Administration	Thank you for your comment.
10/19/2021	Community Conversation	EastMiddleOuter	Affordable housing should be spread out city-wide.	Implementation Process and Administration	Thank you for your comment.

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10/19/2021	Community Conversation	EastMiddleOuter	Specific area is lacking infrastructure	Implementation Process and Administration	Thank you for your comment. This topic is part of the Equitable Growth Framework in the Charlotte Future 2040 Comprehensive Plan. Where amenities + infrastructure are lacking, the City will target future projects + programs.
10/19/2021	Community Conversation	EastMiddleOuter	I hope they build in sidewalks and bike lanes. A lot of lives have been lost in my area on Harrisburg Rd.	Implementation Process and Administration	Thank you for your comment. Implementing key policies within the Charlotte Future 2040 Comprehensive will address this issue as we continue to build and grow over the next 20 years.
10/19/2021	Community Conversation	EastMiddleOuter	Too much density in area without enough amenities and infrastructure	Implementation Process and Administration	Thank you for your comment. This topic is part of the Equitable Growth Framework in the Charlotte Future 2040 Comprehensive Plan. Where amenities + infrastructure are lacking, the City will target future projects + programs.
10/19/2021	Community Conversation	EastMiddleOuter	Concerns over communicating mixed-use and then seeing single-use, high-density uses.	Implementation Process and Administration	Thank you for your comment.
10/19/2021	Community Conversation	NortheastMiddleOuter	Public transportation would be a more effective method for improving access to jobs.	Implementation Process and Administration	Thank you for your comment. Implementing key policies within the Charlotte Future 2040 Comprehensive will address this issue as we continue to build and grow over the next 20 years.
10/20/2021	Community Conversation	SouthMiddle	Will zoning classifications go away and be replaced by place types?	Implementation Process and Administration	No, Place Types provide policy guidance for development of the new zoning districts/regulations.
10/20/2021	Community Conversation	SouthMiddle	South Park residents want more walkable commercial areas/activity centers.	Implementation Process and Administration	Thank you for your comment. Implementing key policies within the Charlotte Future 2040 Comprehensive will address this issue as we continue to build and grow over the next 20 years.
10/20/2021	Community Conversation	SouthMiddle	Moving rentals into single family neighborhoods will destroy equity values for private family housing.	Implementation Process and Administration	Thank you for your comment. The Policy Map does not prescribe rental or for-sale housing types.

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10/20/2021	Community Conversation	SouthMiddle	How are place types going to inform planning and development differently than the small area plans currently used to?	Implementation Process and Administration	Place Types will provide updated guidance for the entire community at the same time and will include guidance on land use, building form, mobility and open space. Place Types will also clearly link to the new development regulations within the Unified Development Ordinance. This approach to planning and development does not exist in all small area plans today.
10/21/2021	Community Conversations	SouthOuter	Walkability is a big priority for residents in this area and there's concern about roads widening.	Implementation Process and Administration	Thank you for your comment. Implementing key policies within the Charlotte Future 2040 Comprehensive will address this issue as we continue to build and grow over the next 20 years.
10/21/2021	Community Conversation	SouthOuter	Why are future greenway connections not shown on the 2040 Policy Map?	Implementation Process and Administration	Thank you for your comment. View the County's website for the Greenway's master plan at https://www.mecknc.gov/ParkandRec/Parks/Greenways/SiteAssets/Pages/default/Mecklenburg%20County%20Greenways%20Master%20Plan%20-%20September%202020.pdf
10/24/2021	Community Conversation	MakeUp Session	Overview of process.	Implementation Process and Administration	Information may be found on www.cltfuture2040.com .
10/24/2021	Community Conversation	MakeUp Session	Why are you offering the information only in Spanish?	Implementation Process and Administration	Thank you for your comment. If there is another language needed, please feel free to select another language via the Plus sign (+) in the top right hand corner of the website, www.cltfuture2040.com , or by emailing cltfuture2040@charlottenc.gov
10/27/2021	Community Conversation	WestInner	How is the 2040 Policy Map related to zoning? Will the Policy Map change the zoning of someone's property?	Implementation Process and Administration	No. Place Types provide policy guidance for development of the new zoning districts/regulations.
10/27/2021	Community Conversation	WestInner	When will the 2nd draft of the 2040 Policy Map be released? Supports overall mapping efforts.	Implementation Process and Administration	Thank you for your comment. Visit www.cltfuture2040.com for next steps.
10/28/2021	Community Conversation	EastInner	Worried about protecting historic district areas and N1 in this geography.	Implementation Process and Administration	Thank you for your comment. The Policy Map does not impact existing Historic District designations.

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10/20/2021	Community Conversation	SouthMiddle	How will you deal with the parking issues created by Neighborhood 2 expansion for example?	Implementation Process and Administration	Thank you for your comment. The Neighborhood 2 Place Type includes policy guidance for parking. Parking standards for various land uses are providing within zoning regulations.
10/14/2021	Community Conversation	NortheastMiddleOuter	How was current infrastructure verse needed infrastructure taken into consideration in the draft policy map?	Mapping Methodology_Approach	Existing and planned infrastructure was calculated into local and regional analyses to develop the draft Policy Map.
10/20/2021	Community Conversation	SouthMiddle	Is there data available to the public which breaks down the amount or percentage of vacant land for each of 15 planning areas and how that relates to total vacant land.	Mapping Methodology_Approach	Thank you for your comment. The Community Conversation presentations provided land use percentages by geographies. Visit the Resources page on our website to review this material at www.cltfuture2040.com
10/20/2021	Community Conversation	SouthMiddle	Disagrees with N2 in certain locations because lack of diversity options	Mapping Methodology_Approach	Thank you for your comment. Implementing key policies within the Charlotte Future 2040 Comprehensive will address this issue as we continue to build and grow over the next 20 years.
10/20/2021	Community Conversation	SouthMiddle	Disagrees with N2 in certain locations because lack of pedestrian access	Mapping Methodology_Approach	Thank you for your comment. Implementing key policies within the Charlotte Future 2040 Comprehensive will address this issue as we continue to build and grow over the next 20 years.
10/20/2021	Community Conversation	SouthMiddle	Disagrees with moving rentals into single family neighborhoods because it will destroy equity values.	Mapping Methodology_Approach	Thank you for your comment. The Policy Map does not prescribe rental or for-sale housing types.
10/20/2021	Community Conversation	SouthMiddle	Curious about connectivity for activity centers to neighborhoods, especially where thoroughfares divide neighborhood + services.	Mapping Methodology_Approach	Where amenities + infrastructure are lacking, the City will target projects + programs to improve connectivity. Additional tools will need to be explored in the Community Area Planning process and other planning efforts.

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10/20/2021	Community Conversation	WestOuter	Adjacent land uses need to be considered when mapping, even if out of jurisdiction	Mapping Methodology_Approach	Thank you for your comment. The Policy Map uses Place Types as a new land use classification system that is shared regionally. To learn more about the regional collaboration, visit https://connectourfuture.org/ .
10/14/2021	Community Conversation	WestMiddle	Community would prefer Neighborhood Activity Center instead of Commercial along Beatties Ford Road	Mapping Methodology_Addition	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
10/16/2021	Community Conversation	NortheastMiddleOuter	Reconsider Commercial along existing light rail infrastructure due to the auto-oriented nature of this Place Type and the city's investment in multi-modal infrastructure in the vicinity.	Mapping Methodology_Addition	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
10/20/2021	Community Conversation	SouthMiddle	Increasing density along major corridors makes sense but has been controversial due to the degree of traffic on these roads already.	Mapping Methodology_Addition	Thank you for your comment.
10/27/2021	Community Conversation	WestInner	Would like vacant properties to be shown on the 2040 Policy Map.	Mapping Methodology_Addition	Thank you for your comment. The Policy Map provides guidance for future growth and development for parcels within the City limits and it's ETJ.
10/20/2021	Community Conversation	WestOuter	Housing options do not seem sufficient in Outer West; A need for higher density development.	Mapping Methodology_Addition	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
10/19/2021	Community Conversation	EastMiddleOuter	How would mapping areas as you describe encourage the formation of jobs?	Mapping Methodology_Approach	Specific Place Types encourage development of non-residential uses, which bring jobs to various locations throughout the community.
10/19/2021	Community Conversation	EastMiddleOuter	Uncomfortable answering methodology questions.	Mapping Methodology_Approach	Thank you for your comment.

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10/19/2021	Community Conversation	EastMiddleOuter	Educate on different approaches before asking methodology questions.	Mapping Methodology_Approach	Thank you for your comment.
10/19/2021	Community Conversation	EastMiddleOuter	City-wide comparison of housing and job allocation would be helpful to ensure equitable distribution.	Mapping Methodology_Approach	Thank you for your comment. The Community Conversation presentations provided job and housing allocations by geographies. Visit the Resources page on our website to review this material at www.cltfuture2040.com
10/20/2021	Community Conversation	SouthMiddle	The area South of Rea near Hwy 51 are ultra-affluent homes who wouldn't be concerned with employment opportunity.	Mapping Methodology_Approach	These Equitable Growth Framework Goals are goals for the whole city, so they may not be a priority to everyone in each geographical area, but this process helps us see where some of those goals need to be addressed.
10/21/2021	Community Conversation	SouthOuter	Please identify vacant parcels on 2040 Policy Map	Mapping Methodology_Approach	Thank you for your comment. The Community Conversation presentations provided land use percentages by geographies. Visit the Resources page on our website to review this material at www.cltfuture2040.com
10/21/2021	Community Conversation	SouthOuter	What are the future plans for the Foxhole Recycling Center in South Outer? Will it continue to operate as a recycling center and be a Manufacturing site?	Mapping Methodology_Approach	Thank you for your comment. Please contact Foxhole Recycling Center directly for more information.
10/21/2021	Community Conversations	SouthwestOuter	Concerns that Policy Map input is not parcel specific	Mapping Methodology_Approach	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. To learn more, visit the City's adopted policy on Complete Communities at www.cltfuture2040plan.com

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10/21/2021	Community Conversations	SouthwestOuter	A general need for high capacity transit in the SouthwestOuter geography	Mapping Methodology_Approach	Thank you for your comment.
10/24/2021	Community Conversation	MakeUp Session	Access to Amenities – the metrics are broad, how will you address those specific metrics?	Mapping Methodology_Approach	Improving these metrics is requires a multi-prong approach. Visit our Implementation Strategy at www.cltfuture2040plan.com to learn more about various actions to address the metrics.
10/24/2021	Community Conversation	MakeUp Session	Manufacturing is a big component for Charlotte + Latinos. Where would these locations be + how far from affordable housing?	Mapping Methodology_Approach	The Policy Map uses the Equitable Growth Framework in the Charlotte Future 2040 Comprehensive Plan which seeks to improve access to jobs and housing for undeserved populations.
10/24/2021	Community Conversation	MakeUp Session	Would imagine that a lot of people in N1 wouldn't want more N2 but it feels like affordable housing is more important.	Mapping Methodology_Approach	Thank you for your comment.
10/24/2021	Community Conversation	MakeUp Session	Walkability is important in Commercial.	Mapping Methodology_Approach	Thank you for your comment.
10/24/2021	Community Conversation	MakeUp Session	How are future farmer market locations being addressed in the map?	Mapping Methodology_Approach	The Policy Map provides more opportunities for neighborhood serving uses like farmers markets within the Neighborhood Activity Center Place Type and other place types.
10/24/2021	Community Conversation	MakeUp Session	How do you decide what fits into one neighborhood as opposed to another?	Mapping Methodology_Approach	Additional tools will need to be explored in the Community Area Planning process and other planning efforts.
10/24/2021	Community Conversation	MakeUp Session	Are areas based on the 15 Community Area Planning geographies?	Mapping Methodology_Approach	Yes

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10/26/2021	Community Conversation	SouthwestMiddle	Commercial areas should grow into Neighborhood Activity Centers	Mapping Methodology_Approach	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
10/26/2021	Community Conversation	SouthInner	How were Historic Districts taken into consideration in the mapping approach?	Mapping Methodology_Approach	Historic Districts do not absolve Place Types, and Place Types do not preclude Historic District. Each historic district is unique, so our approach included examining each district with our Historic Districts Administrator + community conversations to refine the recommendations.
10/26/2021	Community Conversation	SouthInner	While some properties are currently zoned R-22 the site constraints make it impossible to redevelop at that intensity. This mapping effort should look for opportunities to align the future land use vision with development realities.	Mapping Methodology_Approach	Thank you for your comment. A key goal of the Policy Map is to better align our vision for growth with the development regulations that seek to implement the community's vision.
10/26/2021	Community Conversation	SouthInner	Buffers needed between Campus and N1 place types.	Mapping Methodology_Approach	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
10/27/2021	Community Conversation	NorthInner	Policy Map needs to take into consideration gentrification & changes to neighborhood character. Do not allow N2 to encroach on established N1 neighborhoods	Mapping Methodology_Approach	Thank you for your comment.
10/27/2021	Community Conversation	WestInner	Request for more walkable Neighborhood Activity Centers in West Inner area to support the 10-minute neighborhood vision of 2040 Comprehensive Plan	Mapping Methodology_Approach	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.

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10/27/2021	Community Conversation	WestInner	The "inner west" area we are focusing on has a long history of municipal and institutional disinvestment. How can place type mapping and the 2040 policy map help to address historic inequities, and do so in race- and class- conscious ways?	Mapping Methodology_Approach	The Policy Map uses the Equitable Growth Framework in the Charlotte Future 2040 Comprehensive Plan which seeks to address inequities for undeserved populations by improving access to good and services, amenities, housing opportunities and jobs. Visit our website at www.cltfuture2040 to review Plan and the Equitable Growth Framework.
10/27/2021	Community Conversation	WestInner	Supports greenway and bike infrastructure for health/well being on of the community	Mapping Methodology_Approach	Thank you for your comment.
10/27/2021	Community Conversation	WestInner	Support for Neighborhood Activity Centers as well as investment in sidewalk and bike facilities that will support access to NACs	Mapping Methodology_Approach	Thank you for your comment.
10/27/2021	Community Conversation	WestInner	Reconsider place type assignments along Tuckaseegee. While the road is classified as a thoroughfare it functions more like a main street and should be recommended for more walkable place types.	Mapping Methodology_Approach	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
10/29/2021	Email		Please provide a list of parcels that would be "down-zoned" and/or see decrease in permitted uses should they be rezoned pursuant to their new classification as depicted on the draft Policy Map.	Mapping Methodology_Approach	The Policy Map does not down-zone property, but provides guidance for future growth and development. This comment has been forwarded to the Unified Development Ordinance (UDO) Team.
11/3/2021	Community Conversation	Uptown	Question of what percentage of our parks are over 10%? And whether we want to reduce the threshold so that neighborhood parks come up as Parks & Preserves instead?	Mapping Methodology_Approach	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.

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11/3/2021	Community Conversation	Uptown	Questions of historic districts on Policy Map, would like to overlay Historic Districts on Policy Map.	Mapping Methodology_Approach	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
11/9/2021	Community Conversation	MakeUp Session	General question about Place Type for schools + student population.	Mapping Methodology_Approach	Schools are allowed in various Place Types. Visit the Complete Communities section of the Charlotte Future 2040 Comprehensive Plan at www.cltfuture2040.com for a full description of the Place Type definitions.
11/16/2021	Email		The Plan needs to take into account in this western region, connectivity to the thriving Belmont and Mt. Holly Communities. Currently, the plan acts like the river is a "wall" rather than an amenity that should be taken advantage of.	Mapping Methodology_Approach	Jurisdictional collaboration is a common planning practice for the City of Charlotte and is reflected in the 2040 Policy Map. Areas in proximity to the Catawba River are subject to the watershed restrictions to protect the public water supply and reduce greater risk of water quality degradation from pollution.
10/19/2021	Community Conversation	NorthMiddleOuter	Were zoning recommendations of existing Small Area Plans taken into consideration during the mapping process?	Mapping Methodology_Approach	Yes.
10/20/2021	Community Conversation	WestOuter	Approach is not capitalizing on County-wide assets/opportunities; too much housing and manufacturing.	Mapping Methodology_Approach	Thank you for your comment.
10/14/2021	Community Conversation	WestMiddle	How was airport noise and coming addition of 4th runway taken into consideration when recommending Neighborhood 2 in West Middle?	Mapping Methodology_Refinement	The Noise Contour map and future expansion of the airport were considered in our analyses.
10/14/2021	Community Conversation	WestMiddle	Doesn't agree with Manufacturing assignment next to Sunset Hills Golf Course	Mapping Methodology_Refinement	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.

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10/17/2021	Email	SouthInner	Freedom Park is labeled as N1	Mapping Methodology_Revision	Freedom Park is assigned Parks & Preserves on the draft 2040 Policy Map.
10/19/2021	Community Conversation	EastMiddleOuter	No more density in this area.	Mapping Methodology_Revision	Thank you for your comment.
10/19/2021	Community Conversation	EastMiddleOuter	Already high-density; we can't absorb much more in this location.	Mapping Methodology_Revision	Thank you for your comment.
10/20/2021	Community Conversation	SouthMiddle	Disagrees with parcel designation in the area.	Mapping Methodology_Revision	Thank you for your comment.
10/20/2021	Community Conversation	SouthMiddle	Disagrees with N2 in certain locations.	Mapping Methodology_Revision	Thank you for your comment.
10/20/2021	Community Conversation	SouthMiddle	Disagrees with parcel designation in the area.	Mapping Methodology_Revision	Thank you for your comment.
10/20/2021	Community Conversation	WestOuter	Need for a buffer of N2 between M&L and N1 along Freedom Drive	Mapping Methodology_Revision	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
10/20/2021	Community Conversation	WestOuter	Inaccurate area categorized as M&L East of Dixie Berryhill.	Mapping Methodology_Revision	Thank you for your comment. Your comment will be addressed in the citywide Policy Mapping revisions.
10/20/2021	Community Conversation	SouthMiddle	It seems like the map doesn't reflect the 278 unit housing project in development on Providence north of Rea.	Mapping Methodology_Revision	Thank you for your comment. The second draft of the map will reflect rezonings and development.

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10/20/2021	Community Conversation	SouthMiddle	Area around SouthPark commercial core is becoming more like Neighborhood 2 with townhomes and condo developments. Neighborhood 2 could act as a needed buffer between Neighborhood 1 and the commercial area.	Mapping Methodology_Revision	The South Park commercial area is designated Community Activity Center and is surrounded by Neighborhood 1 and Neighborhood 2.
10/21/2021	Community Conversations	SouthwestOuter	Area of Parks & Preserves in West of geography (SouthwestOuter) needs to be expanded. The area of preservation is larger than displayed on draft map.	Mapping Methodology_Revision	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
10/26/2021	Community Conversation	SouthwestMiddle	Recent rezoning petitions south of Airport have not been reflected in 2040 Policy Map	Mapping Methodology_Revision	Thank you for your comment. The second draft of the map will reflect rezonings and development.
10/26/2021	Community Conversation	SouthwestMiddle	There are some contradictions in the Plan and Policy Map as to balancing Environmental Justice mitigation and retainment or expansion of Manufacturing & Logistics.	Mapping Methodology_Revision	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
10/26/2021	Community Conversation	SouthInner	Disagrees with place type assignment at Park Road and Magnolia.	Mapping Methodology_Revision	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
10/26/2021	Community Conversation	SouthInner	Disagrees with N2 place type assignment at Park Road. Assigning more intense place types will accelerate market pressures.	Mapping Methodology_Revision	Thank you for your comment. There are many other factors that impact market demand beyond the Policy Map which provides guidance for growth and development over the next 20 years.
10/26/2021	Community Conversation	SouthInner	Disagrees with N2 place type assignment at Olmstead Park - entire development is part of a Planned/Unified Development.	Mapping Methodology_Revision	Thank you for your comment. Your comment will be addressed in the citywide Policy Mapping revisions. There are areas where either the zoning translation to Place Types, or the grouping of parcels has caused inconsistencies. These areas being reviewed.

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10/27/2021	Community Conversation	NorthInner	Lack of pedestrian infrastructure and access around a high school in the area (also very close to manufacturing)	Mapping Methodology_Revision	Thank you for your comment. Where amenities + infrastructure are lacking, the City will target projects + programs to improve connectivity.
10/27/2021	Community Conversation	NorthInner	How do we add more amenities to this area? Also not a lot of cut through streets so it is hard to bike and find access to the things that are in this area.	Mapping Methodology_Revision	Thank you for your comment. Where amenities + infrastructure are lacking, the City will target projects + programs to improve connectivity.
10/27/2021	Community Conversation	WestInner	Doesn't agree with CAC designation on Walnut Ave/Woodruff Place.	Mapping Methodology_Revision	Thank you for your comment. There are areas where the grouping of parcels has caused inconsistencies. There are being reviewed and will be addressed in the citywide Policy Mapping revisions.
10/27/2021	Community Conversation	WestInner	Doesn't agree with CAC designation on Walnut Ave/Woodruff Place. Consider adding Historic District symbology to the 2040 Policy Map.	Mapping Methodology_Revision	Thank you for your comment. There are areas where the grouping of parcels has caused inconsistencies. There are being reviewed and will be addressed in the citywide Policy Mapping revisions.
10/27/2021	Community Conversation	WestInner	Doesn't agree with CAC designation on Walnut Ave/Woodruff Place. Supports overall mapping efforts.	Mapping Methodology_Revision	Thank you for your comment. There are areas where the grouping of parcels has caused inconsistencies. There are being reviewed and will be addressed in the citywide Policy Mapping revisions.
10/28/2021	Email	NorthMiddleOuter	Question regarding ML and N1 place type assignment on Old Statesville. Current designation does not reflect adopted policy from 2008.	Mapping Methodology_Revision	Thank you for your comment. Your comment will be reviewed by city staff, along with adopted policies and considered for Policy Mapping revision.
10/28/2021	Email		Request for place types that provide access to daily goods and services between Mt. Holly-Huntersville and I-485.	Mapping Methodology_Revision	Thank you for your comment. The Policy Map uses the Equitable Growth Framework in the Charlotte Future 2040 Comprehensive Plan which seeks to address inequities for undeserved populations by improving access to good and services, amenities, housing opportunities and jobs. Visit our website at www.cltfuture2040 to review Plan and the Equitable Growth Framework.
10/28/2021	Community Conversation	NortheastInner	There is an opportunity on major roadways and intersections to have more centers to increase housing opportunities.	Mapping Methodology_Revision	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.

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10/28/2021	Community Conversation	NortheastInner	Get rid of the commercial place types and replace with centers on the Plaza	Mapping Methodology_Revision	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
10/28/2021	Community Conversation	NortheastInner	There really shouldn't be ANY commercial in a community this close and built out. Limiting commercial would also help limit auto oriented uses.	Mapping Methodology_Revision	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
10/28/2021	Community Conversation	NortheastInner	How about Innovation Mixed use instead for ML areas, and NAC/CAC would be better for major intersections.	Mapping Methodology_Revision	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
11/3/2021	Community Conversation	Uptown	Questions of the Community Activity Center in Third Ward, and whether that should be revised.	Mapping Methodology_Revision	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
11/3/2021	Community Conversation	Uptown	Multiple comments of whether N1 is appropriate at all within Uptown	Mapping Methodology_Revision	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
11/16/2021	Email		Throughout our region there are areas designated as "Manufacturing and Logistics (M&L)" and "Innovation" that offer no buffer to surrounding residential neighborhoods, nor any interior 'walkable' centers that could attract desirable innovation that would serve the community. (Ex: at Sam Wilson or Old Dowd Roads). MUCH MORE Neighborhood & Community Center Buffer is needed throughout 28214 & western 20208. If we do not plan for sufficient area of these types of walkable communities; we will never attract developers to bring the amenities like groceries and restaurants that currently we travel to Gaston County for.	Mapping Methodology_Revision	Thank you for your comment.

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11/16/2021	Email		There are areas designated as M&L (the dark purple) that infringing on what should clearly be Residential 1 or 2. Similarly, there are areas designated as R1 or R2 that are already large school and/or government campuses.	Mapping Methodology_Revision	Thank you for your comment. Your comment will be reviewed by city staff and considered for Policy Mapping revision. Schools are allowed in various Place Types. Visit the Complete Communities section of the Charlotte Future 2040 Comprehensive Plan at www.cltfuture2040.com for a full description of the Place Type definitions.
10/28/2021	Email	NorthMiddleOuter	The current proposed place type of manufacturing and logistics and N1 along Old Statesville and just south of I-485 is a rather significant departure from what is illustrated in the Northlake Area Plan (specifically area 15, see below). Given the significant amount of investment in this area, rezoning activity and current development that is underway, I believe it may be worth reconsidering these two place types within this area. While we can all agree that the Red Line should not inform future policy for this area, policy has been in place since 2008 that would indicate this area would more closely align with an Innovation & Mixed Use, Neighborhood Center or possibly Community Activity Center and surrounding perimeter N2.	Mapping Methodology_Revision	Thank you for your comment. Your comment will be reviewed by city staff, along with a closer review of adopted policies and being considered for Policy Mapping revision.

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11/30/2021	Email		<p>I'm reaching out to you as a member of the development community but also as a concerned resident. There is a nuance within the 2040 Plan map that appears to me to be wholly inconsistent. This inconsistency just so happens to impact my home and a handful of my neighbors on Louise Avenue in the Elizabeth neighborhood. We live on the north side of Louise, where (as seen below), a Neighborhood Center designation was applied despite the existing conditions being an unbroken row of historic single family detached homes. Current zoning is R-5. The adopted Elizabeth small area plan designated the future land use for the entire street as Residential < 5 DUA. Everywhere else in Elizabeth where there are existing single-family detached homes carries a Neighborhood designation. The treatment on our side should be the same.</p> <p>Obviously, our concern is that this has the potential to encourage commercial activity on a street that is entirely comprised of historic single family homes. The homes carrying this improper overlay</p>	Mapping Methodology_Revision	Thank you for your comment. There are areas where either the zoning translation to Place Types, or the grouping of parcels has caused inconsistencies. These area being reviewed.
			<p>Would like to see more centers where the two NAC areas are currently mapped. Specifically at intersection of Bellmeade and WWC Parkway, as well as at Bellmeade/Moores Chapel Rd/485 interchange. Concerned with areas shown as Commercial. Would like to see more CAC or NAC.</p>	Mapping Methodology_Revision	Thank you for your comment. Your comment will be reviewed by city staff in the citywide Policy Mapping revisions.
			<p>Error in map in area designated ML south of USNWWC - we need to review error on parcel # 05312218. It should be N1 not ML.</p>	Mapping Methodology_Revision	Thank you for your comment. There are areas where the grouping of parcels has caused inconsistencies. There are being reviewed and will be addressed in the citywide Policy Mapping revisions.

Date	Comment Source	Community Planning Area	Comment Summarized	Comment Category	Response/Resolution
10/19/2021	Community Conversation	NorthMiddleOuter	A need for increased density and pedestrian connectivity along WT Harris.	Mapping Methodology_Revision	Thank you for your comment. Implementing key policies within the Charlotte Future 2040 Comprehensive will address this issue as we continue to build and grow over the next 20 years.
10/19/2021	Community Conversation	NorthMiddleOuter	Will pending rezonings change the Policy Map once the rezonings are adopted?	Mapping Methodology_Revision	The draft Policy Map will reflect rezonings approved by City Council. Staff is developing a process for how the Policy Map gets updated post-adoption.
10/19/2021	Community Conversation	NorthMiddleOuter	Did the Policy Map methodology take into account adjacent developments in surrounding counties?	Mapping Methodology_Revision	Yes. Jurisdictional collaboration is a common planning practice for the City of Charlotte and is reflected in the 2040 Policy Map. However, this effort only focuses on the City of Charlotte and its Extraterritorial Jurisdiction (ETJ).
10/20/2021	Community Conversation	WestOuter	Manufacturing and Logistics designation inaccurate North East of I-85.	Mapping Methodology_Revision	Thank you for your comment. Your comment will be reviewed by city staff and considered for Policy Mapping revision.
10/20/2021	Community Conversation	WestOuter	Large area (approx. 100 acres) of Manufacturing and Logistics designation inaccurate west of I-85.	Mapping Methodology_Revision	Thank you for your comment. Your comment will be reviewed by city staff and considered for Policy Mapping revision.
10/19/2021	Community Conversation	EastMiddleOuter	Request for more time to respond to draft policy map.	Other	Thank you for your comment. Visit our website at www.cltfuture2040.com to review the project schedule to review the 2nd draft of the Policy Map and future engagement opportunities.
10/19/2021	Community Conversation	EastMiddleOuter	Concerned this phase of engagement doesn't offer more in-person opportunities to share input.	Other	Thank you for your comment. Visit our website at www.cltfuture2040.com to review the project schedule to review the 2nd draft of the Policy Map and future engagement opportunities.
10/19/2021	Community Conversation	NorthMiddleOuter	Would like more opportunity for input on the Policy and Streets map prior to adoption.	Other	Thank you for your comment. Visit our website at www.cltfuture2040.com to review the project schedule to review the 2nd draft of the Policy Map and future engagement opportunities.
10/21/2021	Community Conversation	SouthOuter	Is it possible to notify residents in "areas of change" on the map?	Other	Thank you for your comment. Visit our website at www.cltfuture2040.com to review the project schedule to review the 2nd draft of the Policy Map and future engagement opportunities.

Date	Comment Source	Community Planning Area	Comment Summarized	Comment Category	Response/Resolution
10/26/2021	Community Conversation	SouthInner	Buffers needed between more intense development and N1 place types. How will the UDO zoning districts provide buffers/transitions that aren't reflected in the 2040 Policy Map?	Other	Thank you for your comment. This comment has been shared with the UDO team.
10/27/2021	Community Conversation	WestInner	Community input is very important when determining the best use of properties.	Other	Thank you for your comment. Visit our website at www.cltfuture2040.com to review the project schedule and future engagement opportunities.
10/27/2021	Community Conversation	WestInner	Wants multimodal accessibility.	Other	Thank you for your comment.
10/27/2021	Community Conversation	WestInner	Thanks so much to Planning and CDOT staff, and the consultant team, for building this draft map review phase into your engagement process and giving us meaningful opportunities to provide input.	Other	Thank you for your comment.
10/27/2021	Community Conversation	WestInner	Thanks for the information.	Other	Thank you for your comment.
10/28/2021	Email		Comments submitted about an error on the Live, Work, Play Survey which closed after Phase 1 of engagement.	Other	Thank you for your comment.
10/28/2021	Email		Request for a copy of the study evaluating the likeliness of duplex and triplex development in Charlotte.	Other	This was resolved.
10/28/2021	Community Conversation	NortheastInner	It would be nice to have the three steps in separate layers on the online map so people can see the changes between them.	Other	Thank you for your comment. This information was covered during the Community Conversation presentations by geographies.

Date	Comment Source	Community Planning Area	Comment Summarized	Comment Category	Response/Resolution
11/11/2021	Email		We need to find a way to buffer edges of the SouthPark regional activity center from adjacent residential. This either needs to be through conditional zoning or through overlay. We would not want a developer to be allowed a bonus height allowance if they were located on the edge of the district. I do not see that there is a way to have this nuanced approach.	Other	Your comment will be reviewed by city staff in the Policy Mapping revisions.
11/16/2021	Email		Above all, the complexity and scale of the map require more time for communities to digest. Particularly for more rural and lower density regions like ours, the short-turn-around for feedback has been insufficient to 1) carefully review all portions of the map and 2) to spread the word about this important exercise. Please extend the deadline for review.	Other	Thank you for your comment. Visit our website at www.cltfuture2040.com to review the project schedule for release of the 2nd draft Policy Map and future engagement opportunities.
11/16/2021	Email		Throughout our region (28214 and 28208 west), there are numerous roadways marked as 'avenues'. It is not clear from the street-map key if 18-wheeler traffic is allowed on this type of roadway. 18-wheeler/large truck traffic should not be allowed on portions of Avenues like Moores Chapel Rd; portions of Sam Wilson (e.g. north of M&L north of I85) and ANY other Avenue that has single family frontage. (otherwise, for example, what is the point of bike lanes; that will preclude bike traffic if the road is dominated by 18-wheelers). There have already been deaths this year due to such traffic on these small roadways.	Other	Thank you for your comment. This comment has been shared with the Streets Map team.

Date	Comment Source	Community Planning Area	Comment Summarized	Comment Category	Response/Resolution
			Concerns regarding transition between Place Types.	Other	Thank you for your comment. Staff will review and include revisions in the mapping process.
10/19/2021	Community Conversation	NortheastMiddleOuter	Would like clarification about what the Campus Place Type entails and/or allows.	Palette Content and Description	Visit the Complete Communities section of the Charlotte Future 2040 Comprehensive Plan at www.cltfuture2040.com for a full description of the Place Type definitions.
10/20/2021	Community Conversation	SouthMiddle	The Arboretum Area has failed to provide a diversity of housing.	Palette Content and Description	Thank you for your comment.
10/20/2021	Community Conversation	SouthMiddle	Will zoning classifications go away and be replaced by place types?	Palette Content and Description	No. Place Types are policy that provide guidance for future growth and development. Zoning districts are regulations for what a property owner can legally develop on their land.
10/28/2021	Email		Why is a YMCA classified as campus and not recreation? Why is Quail Hollow Country Club classified as N1 and not Campus or Recreation?	Palette Content and Description	Thank you for your comment. Visit the Complete Communities section of the Charlotte Future 2040 Comprehensive Plan at www.cltfuture2040.com for a full description of the Place Type definitions.
10/14/2021	Community Conversation	WestMiddle	In a subdivision with Neighborhood 2 at the entrance and Neighborhood 1 on the inside, can a developer buy up 2-3 current home lots and redevelop it into a larger property between the single family properties?	Palette Content/Description	There are many other parcel and site specific factors to consider when developing single-family properties that are beyond the Policy Map.
10/20/2021	Community Conversation	SouthMiddle	Disagrees with N2 in certain locations because of proximity to good/services.	Palette Content/Description	Thank you for your comment.
10/20/2021	Community Conversation	SouthMiddle	Can you maybe explain in more detail how place types are going to inform planning and development differently than the small area plans currently used?	Palette Content/Description	To achieve the goal of 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. To learn more, visit the City's adopted policy on Complete Communities at www.cltfuture2040plan.com

Date	Comment Source	Community Planning Area	Comment Summarized	Comment Category	Response/Resolution
10/20/2021	Community Conversation	SouthMiddle	Some people who live in Neighborhood 1 areas are concerned with new developments and increasing density as some areas transition into Neighborhood 2.	Palette Content/Description	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions to address transitions.
10/20/2021	Community Conversation	SouthMiddle	Disagrees with parcel designation in the area.	Parcel Designation	Thank you for your comment.
10/20/2021	Community Conversation	WestOuter	Area that is categorized as M&L just north of I-85 and adjacent to Whitewater Center should be N1.	Parcel Designation	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
10/26/2021	Community Conversation	SouthInner	Disagrees with place type assignment at Meacham and Magnolia.	Parcel Designation	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
10/26/2021	Community Conversation	SouthInner	Disagrees with N2 place type assignment at East Park Ave/Euclid and Cleveland.	Parcel Designation	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
10/26/2021	Community Conversation	SouthInner	Disagrees with N2 place type assignment on SE side of Scott and East Boulevard	Parcel Designation	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.
10/26/2021	Community Conversation	SouthInner	5 contiguous single-family homes along west side of 2100 block on Park Road should be mapped N1	Parcel Designation	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.

Date	Comment Source	Community Planning Area	Comment Summarized	Comment Category	Response/Resolution
11/18/2021	Email		<p>Reduction of auto-oriented commercial areas First, we would like to point out that the map contains a large number of areas with the proposed "Commercial" Place Type. Based on the definition of this Place Type, that would mean that these areas would remain auto-oriented. Although there are a number of areas near major highways where it may make sense to preserve this form of development, it does not make sense in most of Charlotte's neighborhoods if our citywide goal is to reduce driving and encourage walking, biking, and public transit use. The abundance of proposed "Commercial" areas on the draft Policy Map does not align with the goal in the adopted Comprehensive Plan to create more 10-minute walkable neighborhoods. Alternatively, we suggest that many of the areas proposed as "Commercial" should be instead designated as "Neighborhood Center" or "Community Activity Center".</p>		<p>Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.</p>

Date	Comment Source	Community Planning Area	Comment Summarized	Comment Category	Response/Resolution
11/18/2021	Email		<p>More density and housing diversity along Charlotte's major corridors In order for Charlotte's neighborhoods to grow sustainably and support great public transit service, more housing density and diversity of housing types should be allowed adjacent to many of our major roads. With the current version of the map, the majority of residential developments along those corridors are designated as "Neighborhood 1". We argue that denser development should be allowed along those corridors. This change will help to maximize the impact and utilization of public and private investments that make it easier to walk, ride a bike, or ride public transportation in these areas.</p>		<p>Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.</p>

Date	Comment Source	Community Planning Area	Comment Summarized	Comment Category	Response/Resolution
11/18/2021	Email		<p>Preservation of certain areas in Charlotte</p> <p>With the explosive population growth that Charlotte has experienced over the past few decades and based on estimates of future population growth, it is important to preserve some of the areas that currently have a low density of development. Such areas include neighborhoods with a lot of cul-de-sacs as well as outlying areas that have been built and/or located in a way that does not allow for them to be efficiently served by high-frequency transit. Adding density to these areas without adding public transit service is likely to generate additional vehicle trips and traffic congestion. As urban open spaces and natural areas provide ecosystem benefits (such as filtering stormwater, reducing air pollution, reducing the urban heat island effect, etc.) and also have a tremendous effect on the well being of residents (both mental and physical), we encourage prioritizing much of Charlotte's existing undeveloped green space. However, we do support efforts to make these neighborhoods more walkable and bikeable and to provide some "coverage" <u>transit service when feasible</u></p>		Thank you for your comment.
11/18/2021	Email		<p>Historic Overlay Districts to be put on the map We also support the idea that the next draft of the map should show the proposed historic overlay district. The layout of those districts could be significantly different from what the "underlying base" Place Type initially designated for the area. The map without this overlay shown does not provide the full picture for residents of what these areas might look like in the future.</p>		Thank you. Staff will explore the best way illustrate this information in revisions to the Policy Map.
12/6/2021			<p>Areas that are N1 abutting N2 where there are existing apartments should be reconsidered for N2 to allow for better transition and more density. Look at 1030 Dooley Dr for example.</p>	Mapping Methodology_Approach	Thank you for your comment. Your comment will be reviewed by city staff and considered for inclusion in the citywide Policy Mapping revisions.