



CHARLOTTE FUTURE

2040

POLICY

MAP

**Charlotte City Council**

**March 07, 2022**

## Adopted Plan Policy

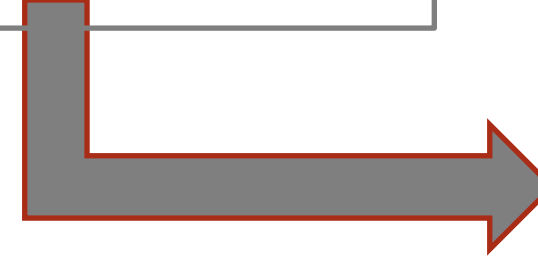
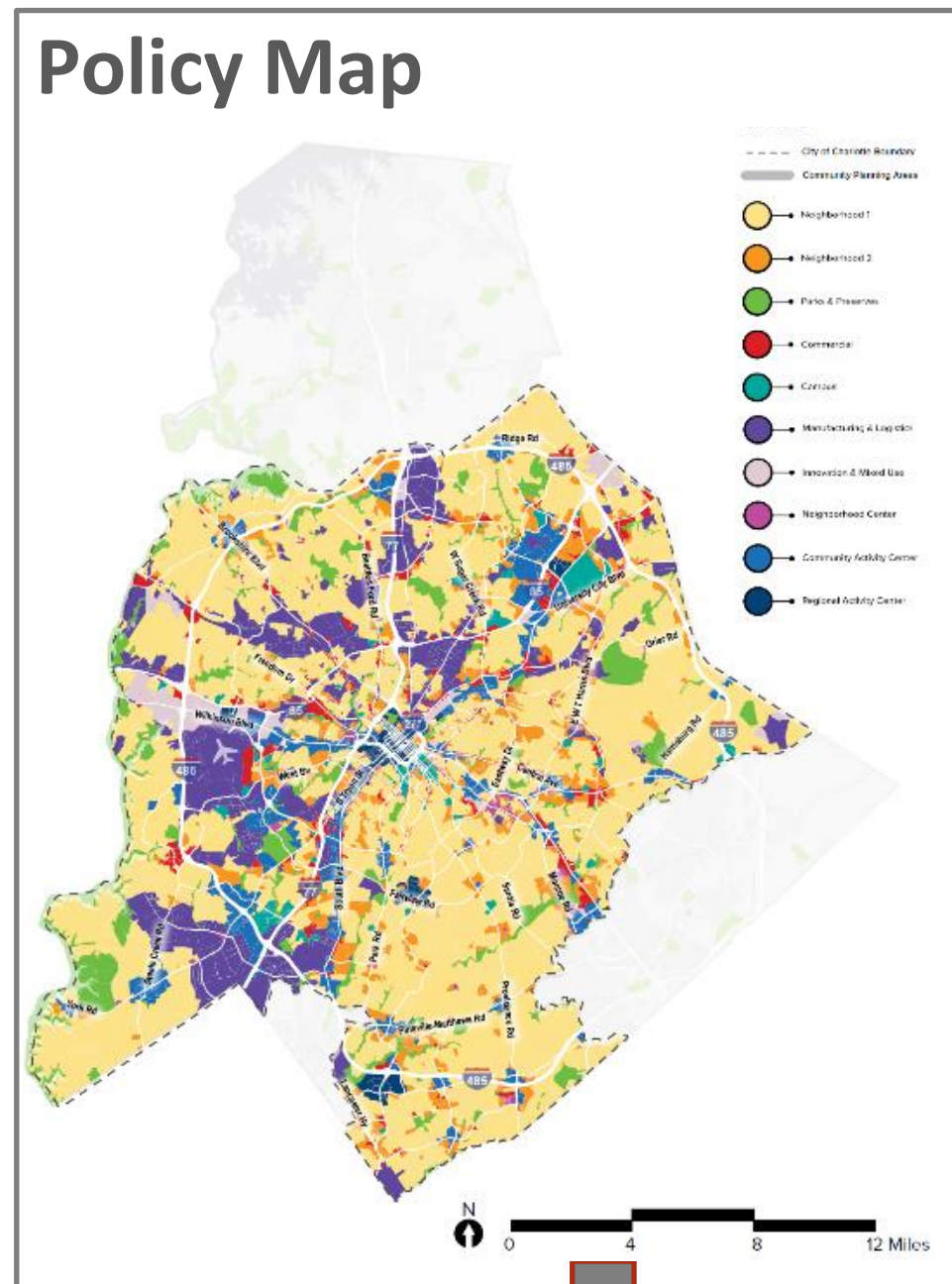
**GUIDING PRINCIPLES**  
See page 24

**VISION ELEMENTS**  
See page 25

**EQUITABLE GROWTH METRICS**  
See page 29

**PLAN GOALS**  
See page 42 and Section 3

The infographic is organized into four horizontal sections. The first section, 'GUIDING PRINCIPLES', features four circular icons: Equitable (blue), Authentic (teal), Integrated (green), and Resilient (dark blue). The second section, 'VISION ELEMENTS', features five circular icons: Inclusive & Diverse (orange), Livable & Connected (red), Healthy & Sustainable (pink), Prosperous & Innovative (dark blue), and Regional (green). The third section, 'EQUITABLE GROWTH METRICS', features five rectangular boxes: Vulnerability to Displacement, Access to Essential Amenities, Goods, and Services, Access to Housing Opportunity, Access to Employment Opportunity, and Environmental Justice. The fourth section, 'PLAN GOALS', features ten numbered items, each with an icon: 1. 10-Minute Neighborhoods (house icon), 2. Neighborhood Diversity and Inclusion (diverse group icon), 3. Housing Access for All (house with person icon), 4. Transit- and Trail-Oriented Development (train icon), 5. Safe and Equitable Mobility (person with wheelchair icon), 6. Healthy, Safe, and Active Communities (heart icon), 7. Integrated Natural and Built Environments (tree icon), 8. Diverse and Resilient Economic Opportunity (dollar sign icon), 9. Retain Our Identity and Charm (crown icon), and 10. Fiscally Responsible (dollar sign icon).



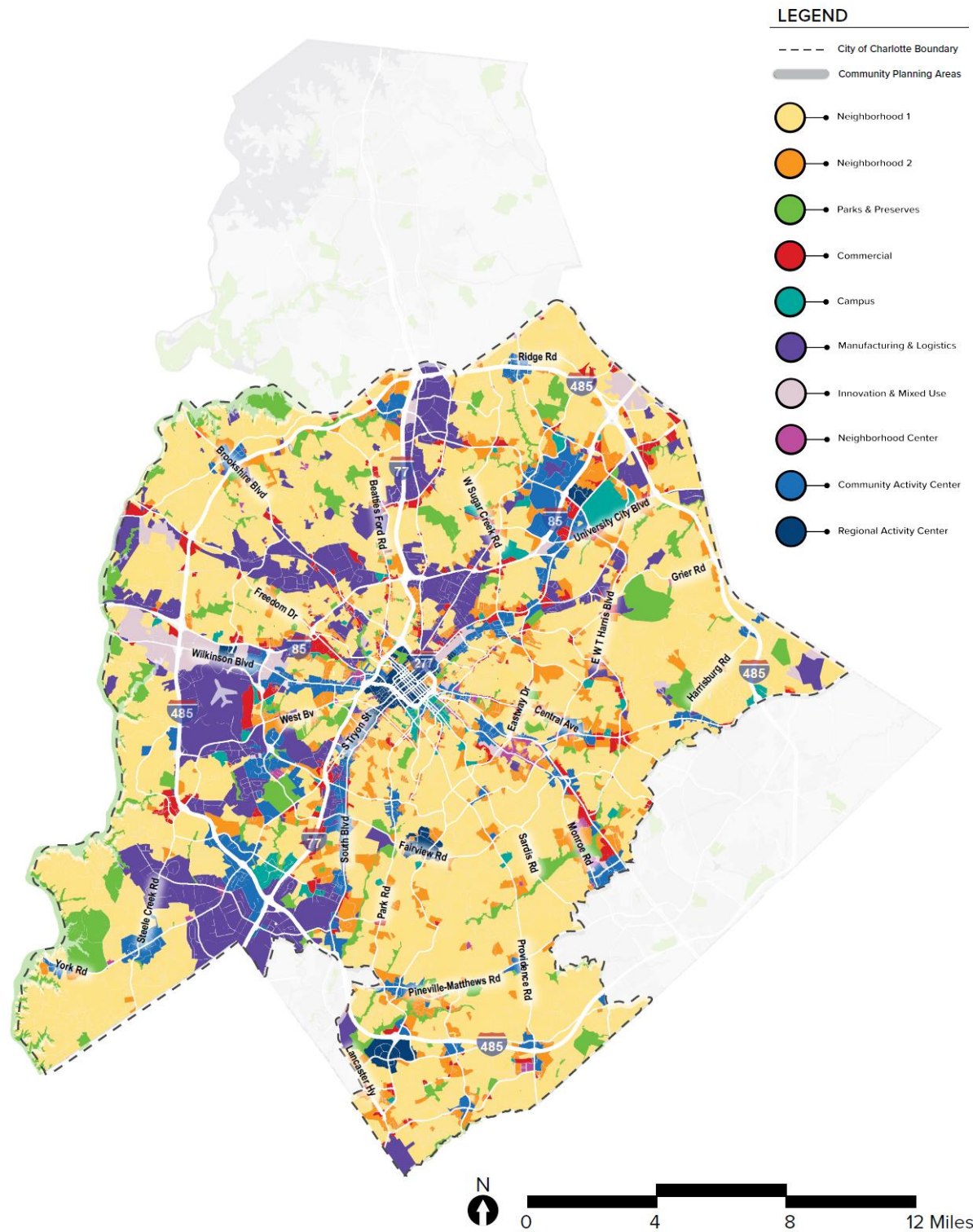
**CITY OF CHARLOTTE**

**UDO**  
UNIFIED DEVELOPMENT ORDINANCE

OCTOBER 2021  
**FIRST DRAFT**

The cover page features a teal header with the City of Charlotte logo. Below this, the 'UDO' logo is prominently displayed in large, bold letters, with a crown icon integrated into the 'O'. Underneath, the text 'UNIFIED DEVELOPMENT ORDINANCE' is written in a smaller, teal font. At the bottom, the date 'OCTOBER 2021' and the words 'FIRST DRAFT' are displayed in a bold, red font. The background of the page is light blue with a repeating pattern of the 'UDO' logo and crown icons.

# Why is this Map Important?



- A translation of the Comprehensive Plan’s “place-based” policies to specific geographies and advances the community’s vision for growth.
- Provides citywide direction for balancing future needs and opportunities equitably:
  - Protects priorities while providing opportunity for growth
  - Improves access housing and jobs to underserved areas
  - Aligns future growth with infrastructure capacity
  - Addresses old land use policy by updating the entire city at once (65% of our community has outdated land use policy)
  - Provides the basis for Community Area Planning that will begin fall 2022
  - Serves as framework for advancing the Unified Development Ordinance (UDO)
- Place Type designations provide guidance for:
  - Mix and proportions of land use + Building form and design
  - Mobility and parking
  - Open space

# How was the 2040 Policy Map developed?

## Step 1



### Map Existing Development

- Existing Land Use
- Form of Development

*(For reference only)*

## Step 2



### Map Adopted Policies

- Future Land Use
- Zoning
- Market Support

## Step 3



### Map CLT Future Policies

#### • **Equitable Growth Framework**

- Plan Policies
- Survey Responses

INPUTS

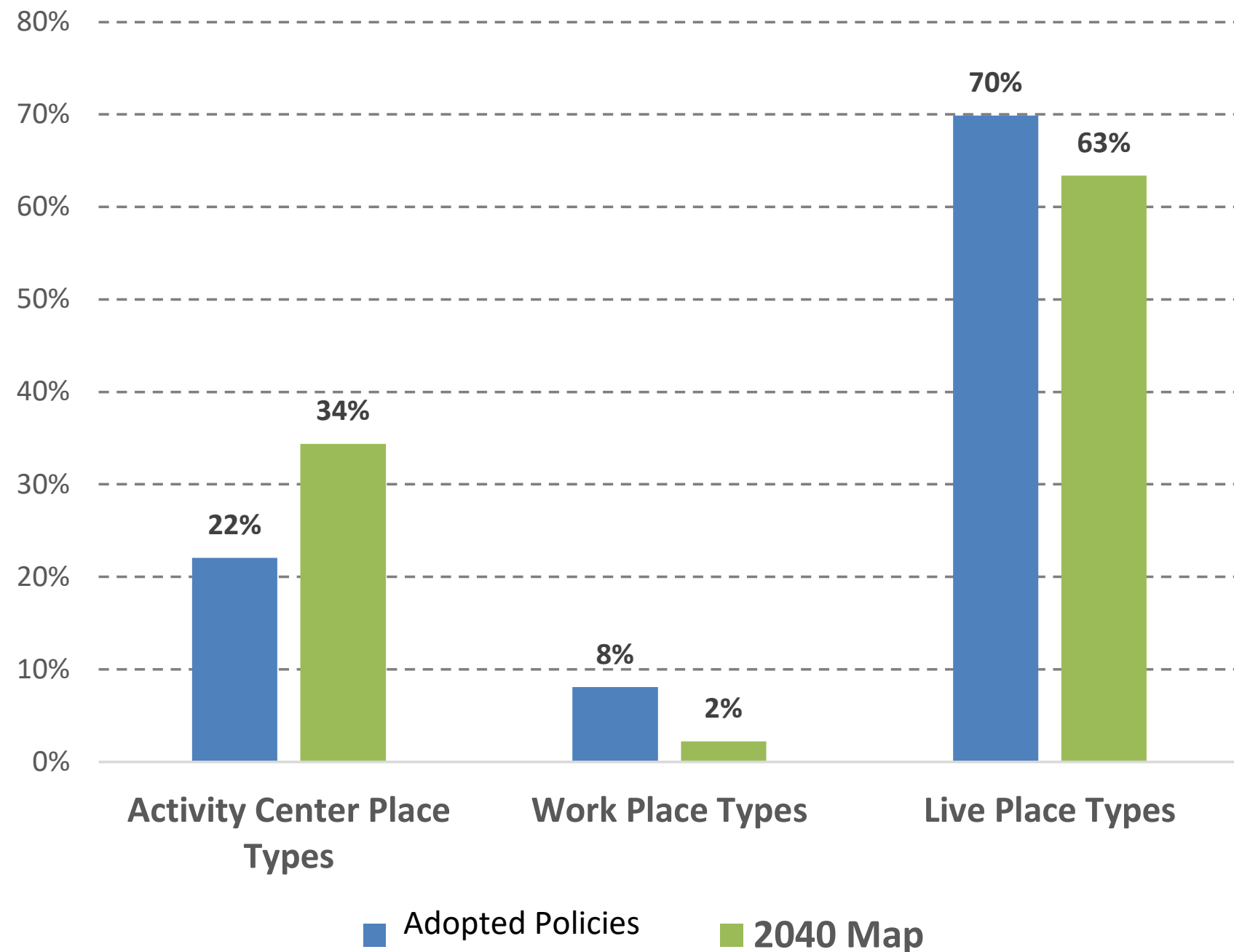
- Growth Projections + Allocations
  - Infrastructure & Environmental Capacity
- Market Feasibility

CHECKS

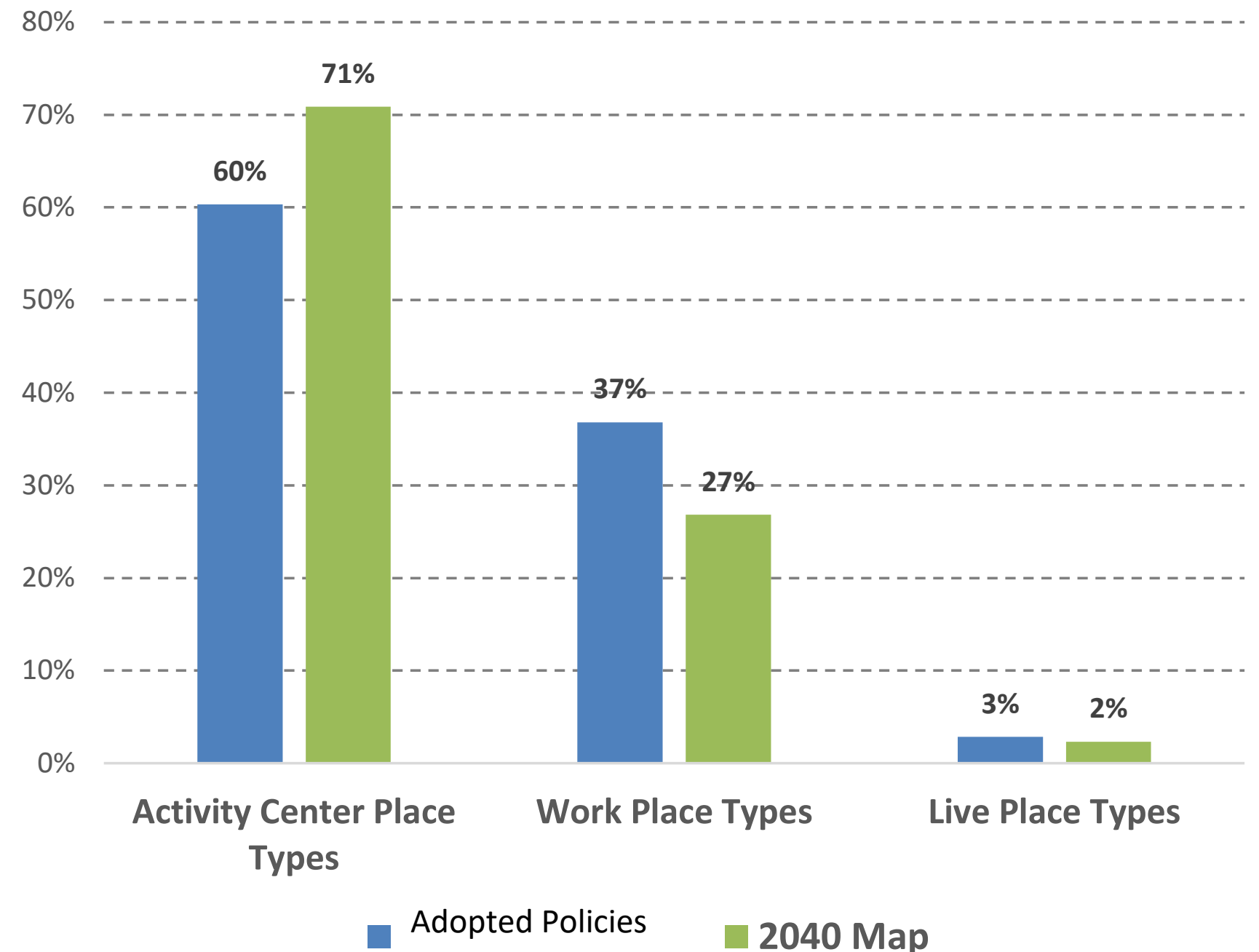
# 2040 Policy Mapping Results

## Growth by Place Type

**New Households by 2040 = 144,500**



**New Jobs by 2040 = 193,900**



# Using the 2040 Policy Map

- **Tentative Adoption** – March 28, 2022
- **Effective Date** – July 1, 2022 (three months)
- **Retire Current Land Use Tool**
  - The existing Adopted Future Land tool is retired and replaced by the 2040 Policy Map
  - This map will be used as adopted land use policy for rezoning decisions and capital investments.
- **Future Planning Initiatives**
  - Monitor and Track Process (Annual Report, Implementation Dashboard)
  - Refine Processes Updating Comprehensive Plan and Policy Map
  - Initiate Supporting Planning Initiatives (Community Area Plans, other Strategic Plans)

## Amendment Types

### Policy Changes

- **Community Area Planning (CAP)** and other Specific and Strategic Plans may recommend changes to the 2040 Policy Map
- An **Annual Inconsistencies Report** will be developed to track inconsistencies between initiatives and the 2040 Policy Map and informs recommendations for the Policy Map Amendment process.

### Regulatory Changes

- **Approved Future Rezoning Requests** (*only if new Zoning District is not aligned with Adopted Place Type*)

## Amendment Review Processes

	Policy Changes	Regulatory Changes
Minor	<ul style="list-style-type: none"> <li>• Can be identified at any time by community or staff</li> <li>• Reviewed by staff, consent agenda review for City Council</li> <li>• <b><i>If approved:</i></b> Included in biannual map update</li> </ul>	<ul style="list-style-type: none"> <li>• Requested through the rezoning process</li> <li>• Reviewed by staff, opportunity for community comment and action by City Council</li> <li>• <b><i>If approved:</i></b> Results in immediate map update</li> </ul>
Major	<ul style="list-style-type: none"> <li>• Can be identified by staff, partners, CAP, Strategic, or Specific Plan process</li> <li>• Reviewed by staff, opportunity for community comment, individual review by City Council</li> <li>• <b><i>If approved:</i></b> Included in biannual map update</li> </ul>	<ul style="list-style-type: none"> <li>• Same process as minor change</li> </ul>



## Definition of Amendment Levels

### Minor

**Definition** – Amendments that are consistent with the recommended Place Type adjacencies\* AND that implement the goals of the Comprehensive Plan

### Major

**Definition** – Amendments that are inconsistent with the recommended Place Type\* adjacencies OR do not implement the goals of the Comprehensive Plan

\*Recommended Place Type adjacencies included in Manual & Metrics

- **Guiding Land Use Decisions/Rezoning** (interim policy before completion of Area Plans)
  - The adopted **Policy Map will serve as the foundation** for evaluating rezoning requests
  - A rezoning policy is being developed to help create a **consistent approach** to implementing the Policy Map and goals of the 2040 Comprehensive Plan
    - Rezoning policy will **include tools for evaluating inconsistencies** between requested rezonings and the Place Type identified on the Policy Map
    - Rezoning requests that are inconsistent will fall into **two categories - minor and major amendments to the Policy Map**
    - **Minor amendments** to the map would be made through the **standard rezoning process**
    - **Major amendments** may include a **separate map amendment process** to further evaluate the requested change from one Place Type to another

# PLANNING CONTINUES

## ACTIVITY

2022

2023

2023

2024+

**2040 Policy Map Adoption**  
**Unified Development Ordinance Adoption**

SPRING

SUMMER

**2040 Comprehensive Plan Annual Report**  
**Launch Community Planning Academy**  
**Develop Community Area Planning Toolkit**

SUMMER / FALL

**Initiate Community Area Planning Process**

FALL / WINTER

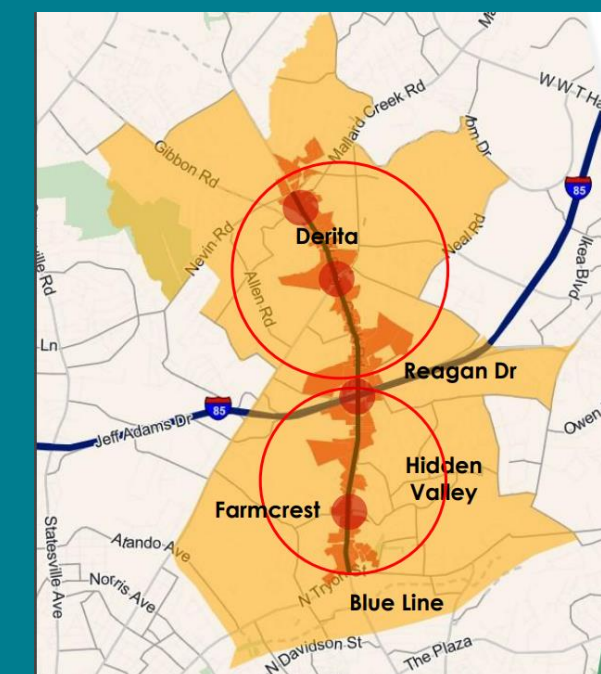
**Alignment Rezoning**  
(proactive rezonings of Centers; remainder of the  
City to follow Community Area Planning)

WINTER

# Planning Approach

LEVEL	PLAN TYPE	EXAMPLE PLANS	APPROXIMATE FREQUENCY
1	Comprehensive	Charlotte Future 2040 Comprehensive Plan	New plan = 20 years Major Update = 10 years Implementation Strategy = 5 years
2	Citywide and Countywide Strategic and Functional/Action	Charlotte Moves Mobility Strategic Plan; Tree Canopy Action Plan (TCAP); Strategic Energy Master Plan (SEAP); Charlotte BIKES; Transportation Action Plan (TAP); Meck County Playbook	New Plan = 10 years Major Update = 5 years
3	Community Areas	West Outer; Southeast Inner; etc.	New Plan = 10 years Major Update = 5 years
4	Specific	Corridor Study/Plan; Station Area Master Plan; Site Master Plan; Campus Master Plan; etc.	Depends on type of plan, area, and changes in key factors (e.g., ownership, funding, etc.)

## POLICY EXAMPLES



## Key Prioritization Criteria\*

- Rate and Direction of Population and Employments Change
- Access to Amenities, Goods and Services Equity Metric;
- Access to Housing and Employment Opportunity Equity Metric
- Populations Vulnerable to Displacement and Environmental Justice Equity Metric
- Market Readiness/Pressure/Areas of Transition/ Opportunity for Inclusive Change Management
- Presence of Major Planned or Current Development/Redevelopment
- Major Public Infrastructure Investment
- Development Capacity
- Degree of Future Place Type Change (comparison of Existing to Future Place Type Map)

\*proposed in adopted Charlotte 2040 Comprehensive Plan

# Key Elements of Community Area Plans

## Project Initiation

- Develop Prioritization Lists
- Organize Planning Team and Key Stakeholders
- Refine boundary of the Community Plan Area with Planning Team
- Develop community engagement strategy
- Review and confirm community engagement

## Community Area Vision + Goals

- Interpret the Comprehensive Plan's Vision Elements and Goals for the Community Area
- Identify additional unique goals for the Community

## Detailed Place Type Review + Focus Area Planning

- Review adopted Future Place Type mapping
- Identify community focus areas
- Identify neighborhood opportunities and public benefits for focus areas
- Identify more detailed land use guidance (as applicable)
- Identify transition and buffer strategies for applicable Place Types and focus areas

## Infrastructure + Amenities

- Identify neighborhood assets and amenities
- Develop list of desired assets and amenities
- Identify planned and needed infrastructure improvements
- Coordination with project partners in infrastructure improvement identification, design and

## Implementation

- Key Investments
- Prioritization of needed improvements
- Phasing strategy and CIP coordination

# Policy Map Adoption Schedule

## 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
- SUMMARY OF FEEDBACK ON POLICY MAP,  
& POTENTIAL REVISIONS

## MARCH

- 14 Planning Commission Update
  - 15 Planning Committee Request for Recommended Action (Map with addendum, if necessary)
  - 28** City Council Action
- SUMMARY OF RECOMMENDED  
REVISIONS & DISCUSSION

# QUESTIONS?

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

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