# Transportation and Planning  Committee

March 14, 2022

# AGENDA

- **Overview of the 2040 Policy Map Process**

- **What we've heard along the way**

- **Recommended amendments for Final 2040 Policy Map**

- **What's next for Community Planning**

- **Policy Map Adoption Schedule**

# 2040 Policy Map Process

**We are here!**

February 2021 - July 2021

July 2021 - October 2021

November 2021 - December 2021

Mid January 2022 - Mid February 2022

Mid February 2022 - End March 2022

**Development & Testing**

**Phase 1 Engagment**

**Phase 2 Engagement & 1st Draft Map**

**Recommended Final Draft Map**

**Recommended Final Map**

**Review & Adoption**

**Desirability of Place Types – Live, Work, Play**

**1st Draft**

**2nd Draft**

**3rd Draft**

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CHARLOTTE FUTURE
2040
POLICY
M A P

**February 2021 - July 2021**

**July 2021 - October 2021**

**Development & Testing**

**Phase 1 Engagment**

**Desirability of Place Types – Live, Work, Play**

**Phase 1 Survey**
**4,750**
TOTAL RESPONSES

- Feedback provided mapping direction when the plan goals could be met with multiple Place Type designations
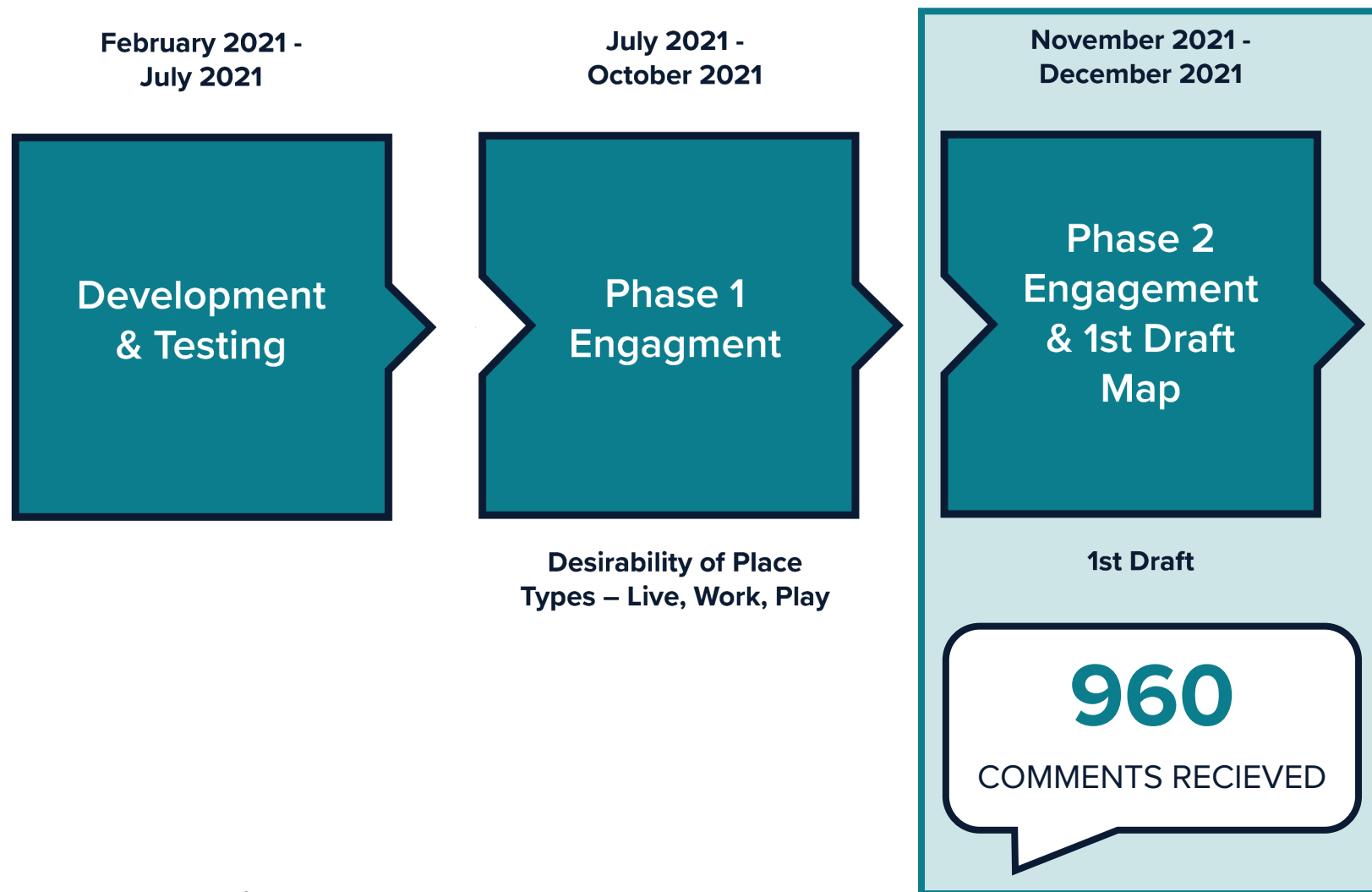
**GOAL 8: DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY**

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

**CAMPUS**

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

**LIGHT INDUSTRIAL MIXED-USE**

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

**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.
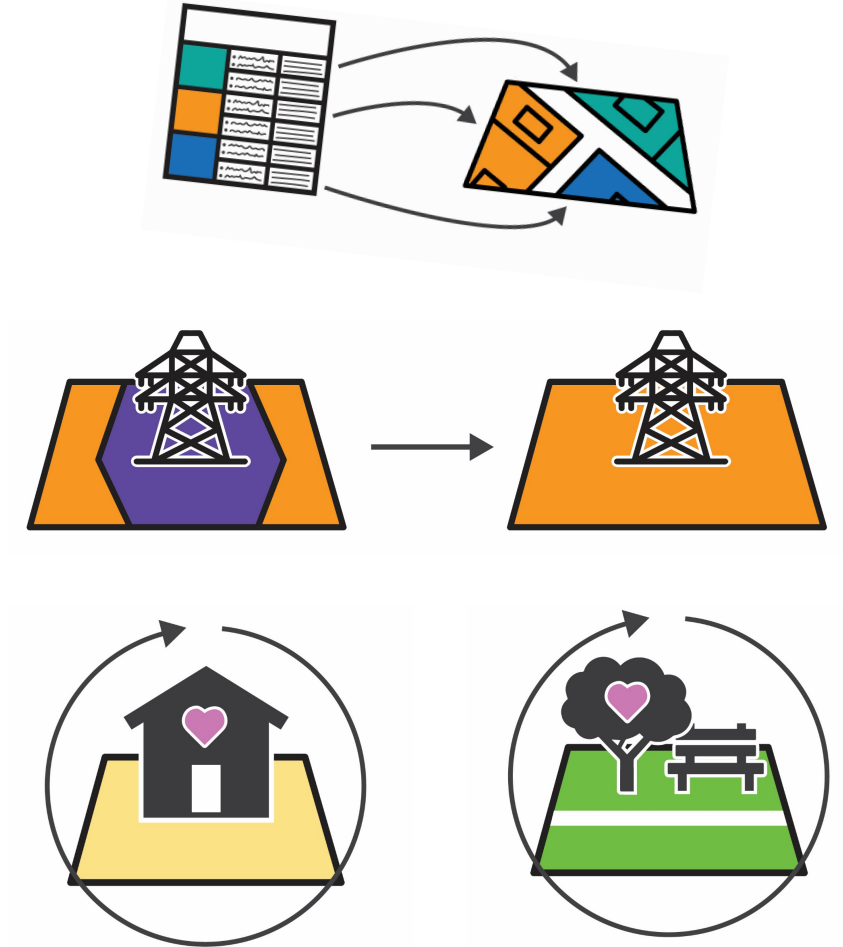
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# What We've Heard – Ph. 2 Engagement

**February 2021 - July 2021**

**Development & Testing**

**July 2021 - October 2021**

**Phase 1 Engagment**

Desirability of Place Types – Live, Work, Play

**November 2021 - December 2021**

**Phase 2 Engagement & 1st Draft Map**

1st Draft

## 960
COMMENTS RECIEVED

- *Feedback provided direction for citywide changes to the mapping approach:*

  - Technical Revisions (data corrections, updates)

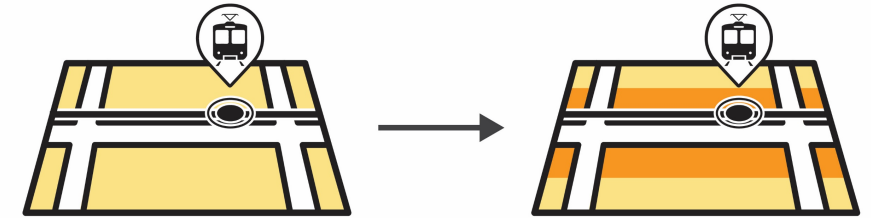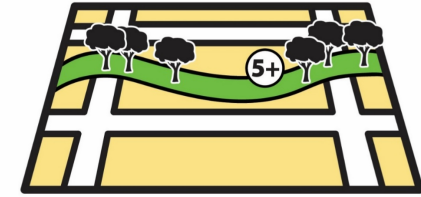  - Community-Driven Revisions (threshold or criteria revisions)

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CHARLOTTE FUTURE
2040
POLICY
MAP

- Update crosswalk between existing zoning and Place Types for better accuracy

- Update Place Type data with most recent rezonings

- Absorb utility sites into surrounding Place Type rather than identify as M&L

- Absorb standalone parcels/clusters into surrounding Place Types

- Ensure preservation of existing Neighborhood 1

- Preserve <u>Community</u> & <u>Regional</u> parks as Parks & Preserves

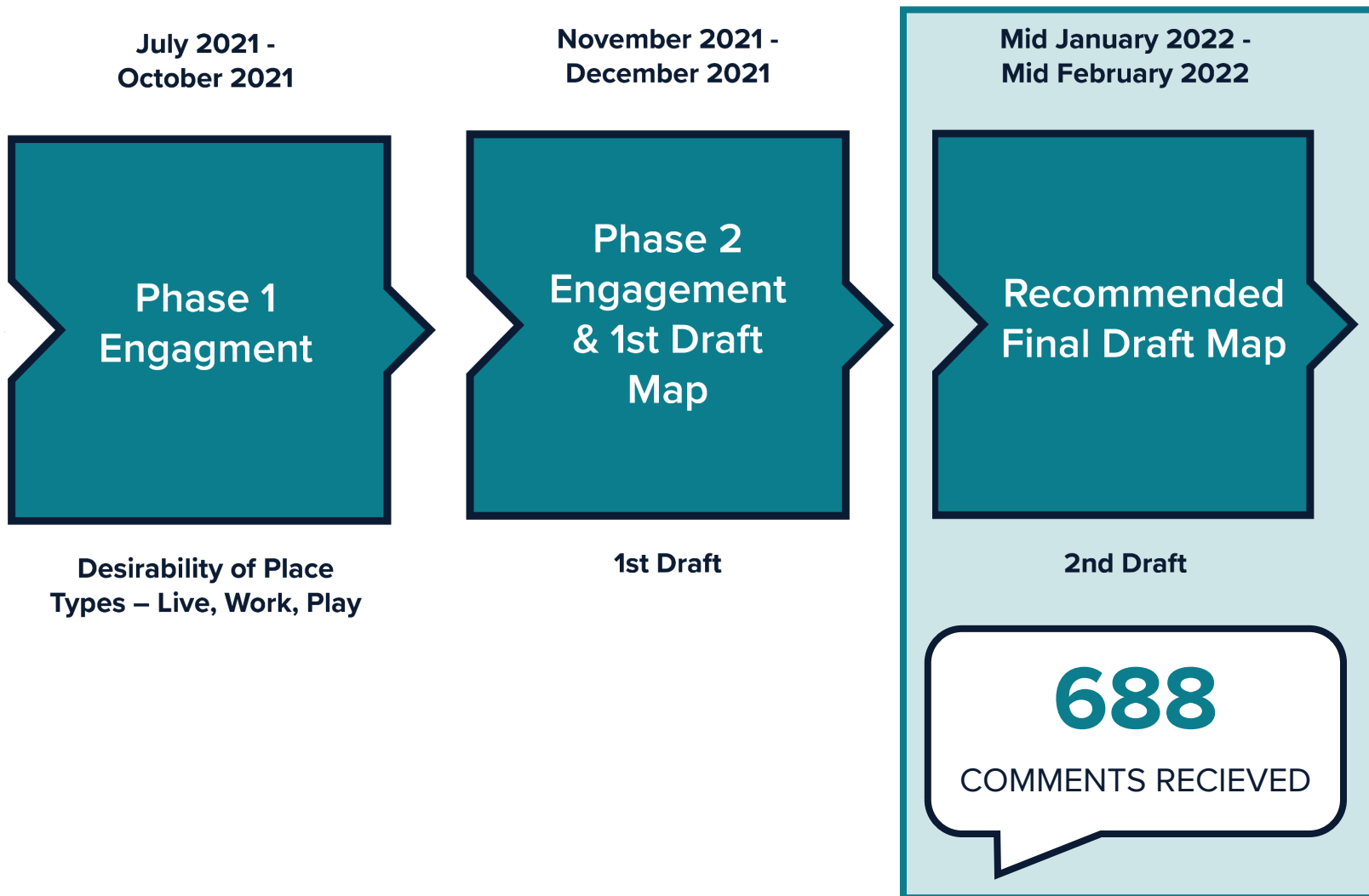- Absorb <u>Neighborhood</u> parks into surrounding Place Types

- Ensured Place Types match existing designation in Historic Districts

- Ensured publicly-owned parks and greenways are designated as Parks & Preserves

- Increased density from N1 to N2 in Uptown outside Historic District

- Transitioned some N1 to N2 in immediate proximity to high-capacity transit stations

- Preserved large existing Campuses such as hospitals, schools, and churches

- Revised targeted Commercial to Neighborhood Center where appropriate

- "Right-Sized NC and CAC

- Provided more transitions between RAC and N1

- Preserved valuable M&L

- Repurposed older M&L to IMU

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# What We've Heard – Ph. 3 Engagement

**CHARLOTTE FUTURE 2040 POLICY MAP**

**July 2021 - October 2021**

**Phase 1 Engagment**

Desirability of Place Types – Live, Work, Play

**November 2021 - December 2021**

**Phase 2 Engagement & 1st Draft Map**

1st Draft

**Mid January 2022 - Mid February 2022**

**Recommended Final Draft Map**

2nd Draft

**688**

COMMENTS RECIEVED

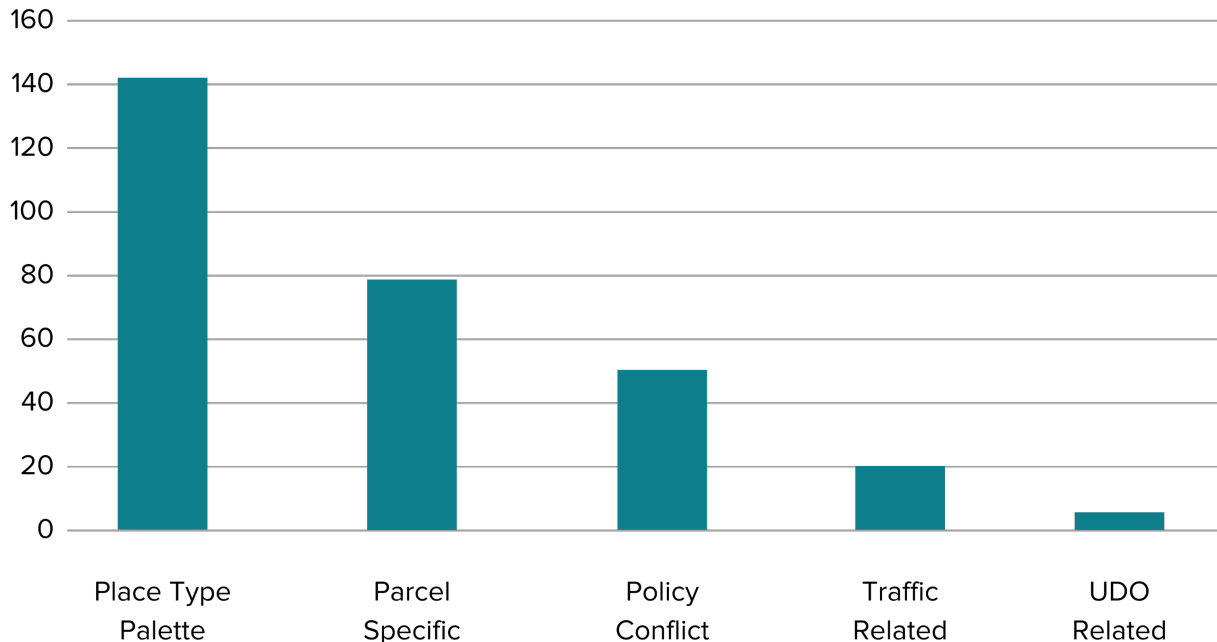- *Feedback evaluated against the citywide mapping approach*

**51%** of comments incorporated into map

**49%** of comments not incorporated into map

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# Ph. 3 Engagement → Outstanding Comments

## Categories of Comments Not Incorporated



**Place Type Palette:** The change requested by the comment is already accommodated in the recommended Place Type.

**Parcel Specific:** The comment requested an change that was parcel specific and could not be applied citywide.

**Policy Conflict:** The comment requested an action that was inconsistent with policies adopted in the Charlotte Future 2040 Comprehensive Plan.

**Traffic Related:** The comment was related to traffic issues which are not addressed in the Policy Map.

**UDO Related:** The comment was related to the draft Unified Development Ordinance.

**Scan the QR code to the right to visit the Online Comment Application and explore which comments were and were not incorporated into the Recommended Final Draft Policy Map.**

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# What We've Heard → Public Comment

**November 2021 - December 2021**

## Phase 2 Engagement & 1st Draft Map

1st Draft

**Mid January 2022 - Mid February 2022**

## Recommended Final Draft Map

2nd Draft

**Mid February 2022 - End March 2022**

## Recommended Final Map

## Review & Adoption

3rd Draft
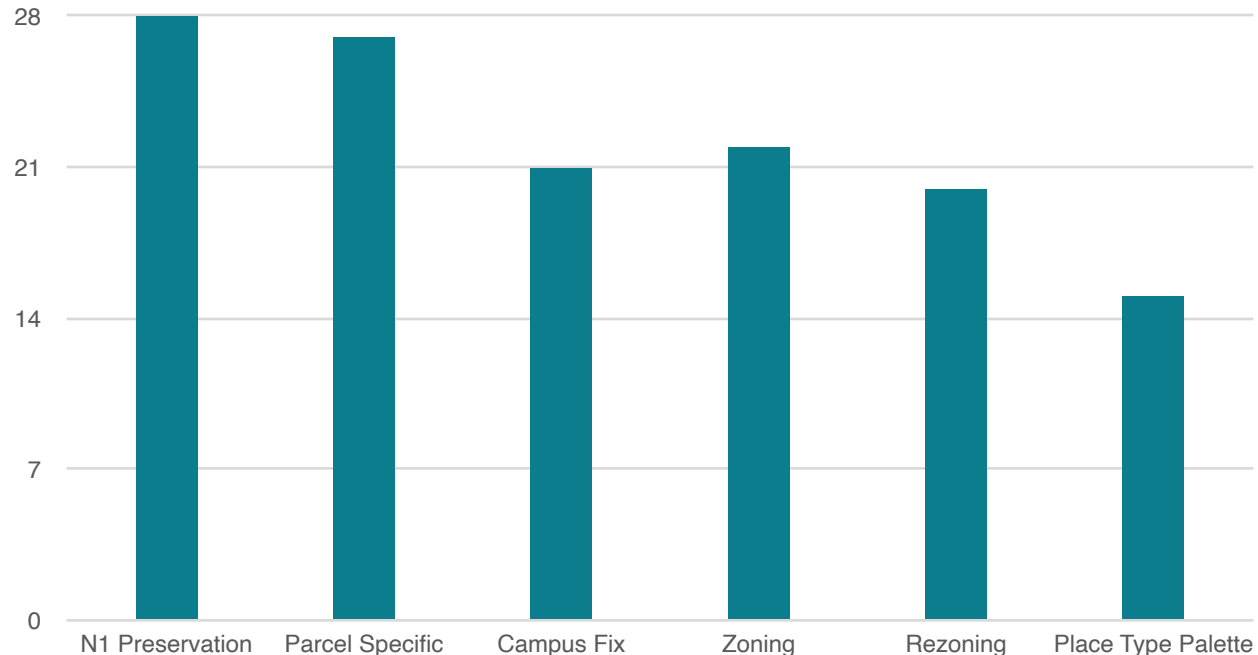
Approx.
## 200
COMMENTS RECEIVED TO DATE
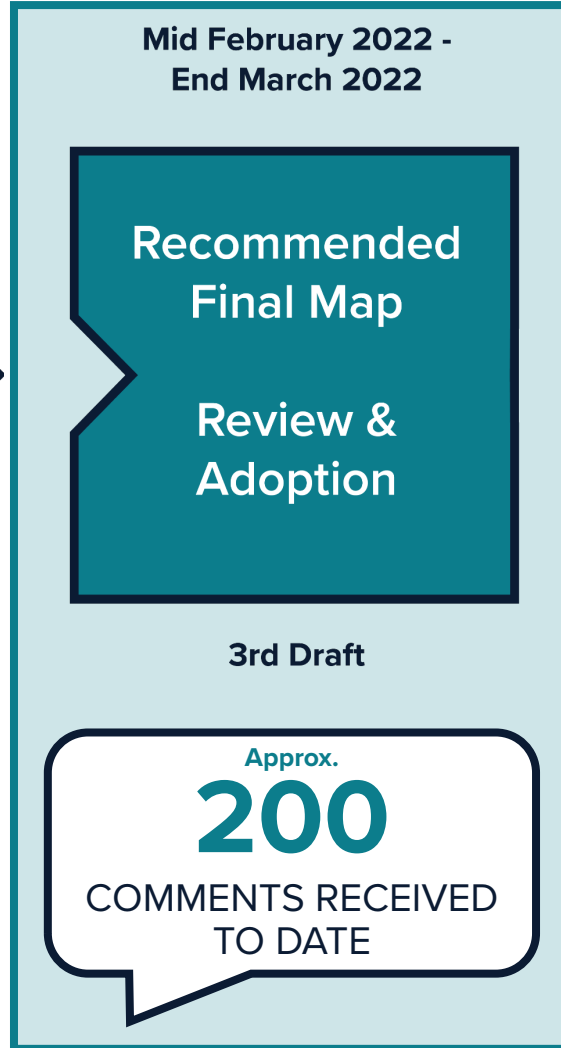
- *Feedback evaluated against the citywide mapping approach*

**40%** of comments incorporated into map

**60%** of comments not incorporated into map

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# Public Comment → Outstanding Comments

## Categories of Comments Not Incoporated



**N1 Preservation:** The comment requested a change inconsistent with the mapping approach to protect existing Neighborhood 1

**Parcel Specific:** The comment requested a change that was parcel specific and could not be applied citywide

**Campus Fix:** The comment requested a change inconsistent with the mapping approach to designate Campus Place Types

**Zoning:** The comment requested a change that was not aligned with the existing entitlements

**Rezoning:** The comment requested a change that was not aligned with an approved rezoning

**Place Type Palette:** The change requested by the comment is already accommodated in the recommended Place Type.

**Scan the QR code to the right to visit the Online Comment Application and explore which comments were and were not incorporated into the Recommended Final Draft Policy Map.**

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# Community Engagement Totals

| Phase 1 | Phase 2 | Phase 3 | Public Comment | Total |
|---------|---------|---------|----------------|-------|
| Final Survey Responses | Final Comments Received | Final Comments Received | Comments Received (to date) | Comments Received (to date) |
| **4,750** | **960** | **688** | **245** | **6,643** |

# Recommended Amendments

# Recommended Amendments for Final 2040 Policy Map

- To date, 245 comments received during public comment period

- Staff recommends amending **88** sites on Recommended Final Draft Map **Amendments are consistent with citywide mapping approach**

- Recommended amendments are identified in the:

  - Following slides

  - Log of public comments (cltfuture2040.com)

  - Online Map Application (Layer - 3rd Draft Charlotte Future 2040 Policy Map Comments with Responses)

## Amendment Categories

### Entitlements

Requested change is aligned with the existing entitlements. Error typically occurred because the site was:
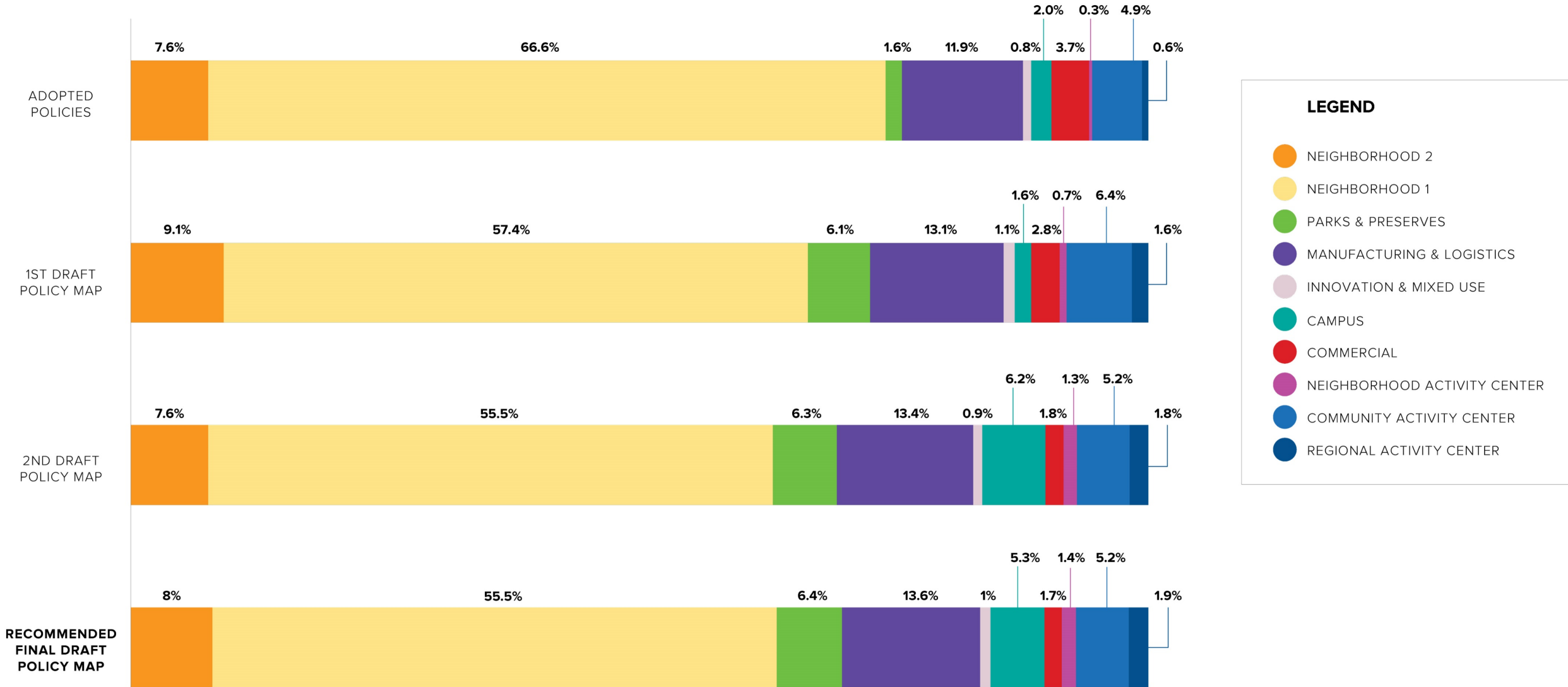- conditionally zoned
- recently rezoned
- grouped with an adjacent designation

### Thresholds & Locational Criteria

Requested change is consistent with the thresholds or locational criteria used in the mapping approach. Error typically occurred because the site was grouped with an adjacent designation

# Recommended Final Draft Policy Map Place Type Percentages

CHARLOTTE FUTURE
2040
POLICY
MAP

## Place Type Percentages

**ADOPTED POLICIES**
- 7.6%
- 66.6%
- 1.6%
- 11.9%
- 0.8%
- 2.0%
- 3.7%
- 0.3%
- 4.9%
- 0.6%

**1ST DRAFT POLICY MAP**
- 9.1%
- 57.4%
- 6.1%
- 13.1%
- 1.1%
- 1.6%
- 2.8%
- 0.7%
- 6.4%
- 1.6%

**2ND DRAFT POLICY MAP**
- 7.6%
- 55.5%
- 6.3%
- 13.4%
- 0.9%
- 6.2%
- 1.8%
- 1.3%
- 5.2%
- 1.8%

**RECOMMENDED FINAL DRAFT POLICY MAP**
- 8%
- 55.5%
- 6.4%
- 13.6%
- 1%
- 5.3%
- 1.7%
- 1.4%
- 5.2%
- 1.9%

**LEGEND**
- NEIGHBORHOOD 2
- NEIGHBORHOOD 1
- PARKS & PRESERVES
- MANUFACTURING & LOGISTICS
- INNOVATION & MIXED USE
- CAMPUS
- COMMERCIAL
- NEIGHBORHOOD ACTIVITY CENTER
- COMMUNITY ACTIVITY CENTER
- REGIONAL ACTIVITY CENTER

# What's Next for Community Planning

# 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 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)

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## Definition of Amendment Types

| Policy Changes | Regulatory Changes |
|---|---|
| • Community Area Planning (CAP) and other Specific and Strategic Plans may recommend changes to the 2040 Policy Map<br><br>• 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. | • Approved Future Rezoning Requests *(only if new Zoning District is not aligned with Adopted Place Type)* |

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# DRAFT

CHARLOTTE FUTURE
2040 POLICY MAP

| Definition of Amendment Levels | |
|---|---|
| **Minor** | **Major** |
| **Definition** – Amendments that are **consistent with the recommended Place Type adjacencies* AND that implement the goals of the Comprehensive Plan** | **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

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# Updating the Policy Map **DRAFT**

## Amendment Review Processes

| | Policy Changes | Regulatory Changes |
|---|---|---|
| **Minor** | • Can be identified at any time by community or staff<br>• Reviewed by staff, consent agenda review for City Council<br>• *If approved:* Included in biannual map update | • Requested through the rezoning process<br>• Reviewed by staff, opportunity for community comment and action by City Council<br>• *If approved:* Results in immediate map update |
| **Major** | • Can be identified by staff, partners, CAP, Strategic, or Specific Plan process<br>• Reviewed by staff, opportunity for community comment, individual review by City Council<br>• *If approved:* Included in biannual map update | • Requested through the rezoning process<br>• Reviewed by staff, opportunity for community comment, individual review by City Council<br>• *If approved:* Results in immediate map update |

# 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 Rezonings**

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

WINTER

CITY OF
CHARLOTTE

# Planning Approach


CHARLOTTE FUTURE
2040 POLICY MAP

| 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**

# Community Area Planning Approach
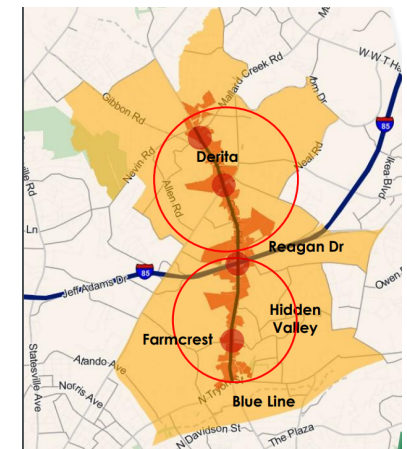
## Key Prioritization Criteria*

- 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 | Community Area Vision + Goals | Detailed Place Type Review + Focus Area Planning | Infrastructure + Amenities | Implementation |
|---|---|---|---|---|
| • Develop Prioritization Lists<br><br>• Organize Planning Team and Key Stakeholders<br><br>• Refine boundary of the Community Plan Area with Planning Team<br><br>• Develop community engagement strategy<br><br>• Review and confirm community engagement | • Interpret the Comprehensive Plan's Vision Elements and Goals for the Community Area<br><br>• Identify additional unique goals for the Community | • Review adopted Future Place Type mapping<br><br>• Identify community focus areas<br><br>• Identify neighborhood opportunities and public benefits for focus areas<br><br>• Identify more detailed land use guidance (as applicable)<br><br>• Identify transition and buffer strategies for applicable Place Types and focus areas | • Identify neighborhood assets and amenities<br><br>• Develop list of desired assets and amenities<br><br>• Identify planned and needed infrastructure improvements<br><br>• Coordination with project partners in infrastructure improvement identification, design and | • Key Investments<br><br>• Prioritization of needed improvements<br><br>• Phasing strategy and CIP coordination |

# Policy Map Adoption Schedule

**Charlotte Future 2040 Policy Map**

## 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 |
| 28 | **City Council Action** |

→ SUMMARY OF RECOMMENDED REVISIONS & DISCUSSION (Map with addendum, if necessary)

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