



2040  
COMPREHENSIVE  
PLAN

CHARLOTTE FUTURE  
COMPREHENSIVE PLAN 2040  
**EXECUTIVE SUMMARY**





# INTRODUCTION

At its core, the Charlotte Future 2040 Comprehensive Plan is a vision for the future of Charlotte. The planning process has been guided by a focus on equitable growth and by the citizens of Charlotte coming together to prioritize what is most important to us. As a community-driven plan, it seeks to address the inequities of the past, and unite the community behind a shared set of goals for our future.

Charlotte has been one of the fastest growing cities in the country, with an average annual growth rate of over 1.7% during the past 10 years. Many factors have attracted new residents to the region, including diverse employment opportunities, a relatively low cost-of-living, and the city's unique character. This growth has established Charlotte as a vibrant and desirable city; however, rapid development has also contributed to many challenges. If Charlotte is to continue to grow sustainably it will need to do so intentionally and strategically.

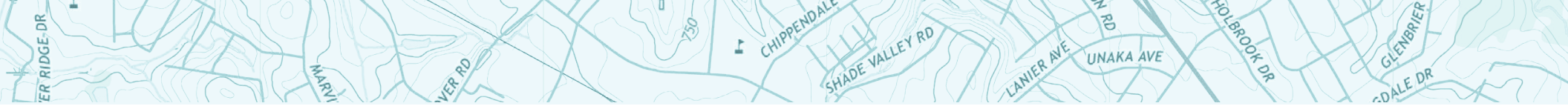
The Comprehensive Plan is a living document that has integrated community input and best practices into a framework that will guide our city's decision-making and investment in both the near- and long-term. This Plan addresses topics that affect how we will shape and experience the built environment of our city for decades to come. It also addresses how our built city can better reflect and advance our community values around topics like equity, transportation, quality of life, economic development, jobs, affordable housing, health, safety, and sustainability.

The policies, projects, and programs in this Plan aim to help shape the future of the places we live, work, shop, and play by preserving what's important to our community and guiding investments that help Charlotte remain a vibrant and unique city. The Plan will help ensure a high quality of life for residents and an attractive city for employers and employees.

# ORGANIZATION

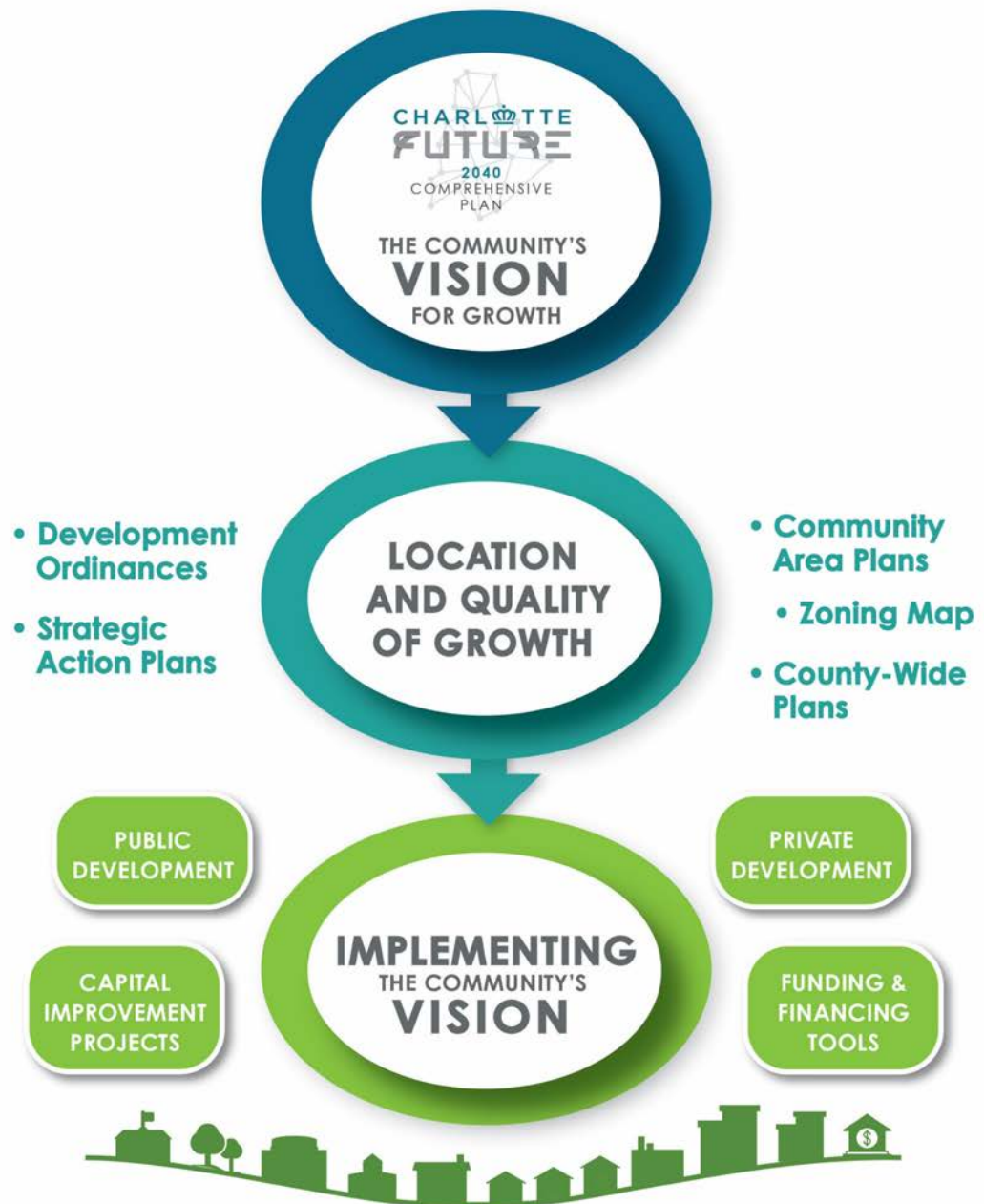
This Executive Summary document provides a highlight and summary of all the content that is included in the main Comprehensive Plan document. It includes information and graphics around four main topics:

- Pages 4-8 communicate the **Vision and Values** that were identified during the robust community engagement process. It then lays out the **Equitable Growth Framework** that grew from the vision, which measures access and community benefits across the city.
- Pages 9-14 summarize the **Policy Framework**, the heart of the Plan recommendations. Ten primary goals, built from the vision elements, each have objectives and recommendations for big ideas.
- Pages 15-20 introduce **Complete Communities and Places**, outlining the elements of a complete community, which meets the needs of all residents and employees in an area. This section describes the ten Place Types, which are used as tools to direct growth and investment in an equitable and integrated way.
- Pages 21-23 describe the overall **Implementation Strategy**, and provide information about the details and tools used to make the community's vision into reality.



## HOW IT ALL FITS TOGETHER

The Comprehensive Plan provides the overarching direction and vision for growth throughout Charlotte through 2040. The location and quality of growth will be determined in more detail through other planning efforts concurrent and subsequent to the adoption of the Plan. Updates to the Unified Development Ordinance, Strategic Action Plans, Community Area Plans, an updated zoning map, a future jobs development plan, and county-wide plans are all critical in turning the community's vision into a reality. Implementing the Plan will require public and private development, capital improvement projects and a variety of funding and financing tools.







# PLAN PROCESS

In order to create a Comprehensive Plan that is successful and meaningful, the values and aspirations of the community must be central to the process and outcomes. This understanding has been at the heart of the Charlotte Future 2040 Comprehensive Plan. Building on the efforts of previous engagement efforts, the Plan's **equitable and inclusive process focused on hearing from many voices**. What we learned from the community led to the development of guiding principles and vision elements that are true to Charlotte's character and the needs of all Charlotteans.

So far, the development of the Plan has been an over 24-month long process. This process included significant analysis, outreach, education, and coordination across departments and organizations. To simplify the process and engagement, the project schedule was divided into four phases: **History, Existing Conditions, and Vision and Values; Preferred Growth Scenario; Policies and Strategies; and Review and Adoption.**

To ensure that the final Comprehensive Plan represents an equitable future for all Charlotteans, the public engagement process was robust, innovative, and inclusive. The planning team engaged many perspectives through a variety of tools so that all Charlotteans could be included at the table. The outreach focused on accessibility and we **listened to input from groups representing all segments of Charlotte's population**, including those we don't hear often enough – people of color, youth, non-English speaking residents, and those with lower incomes.



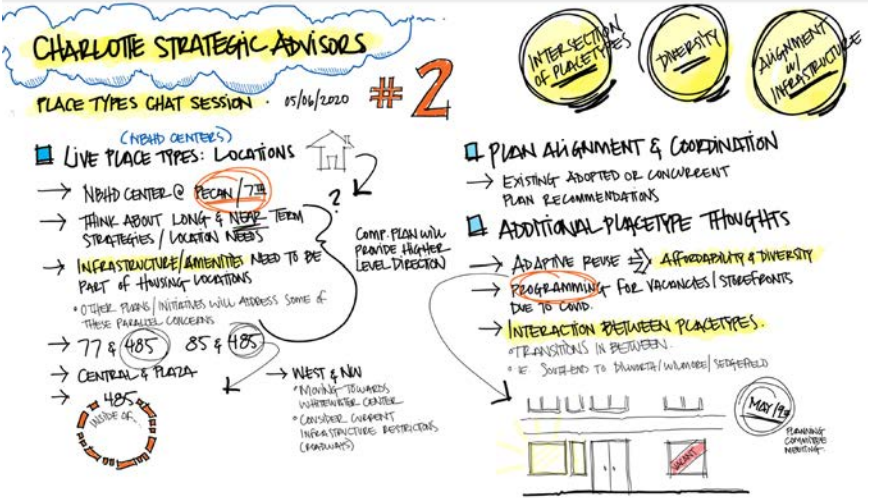
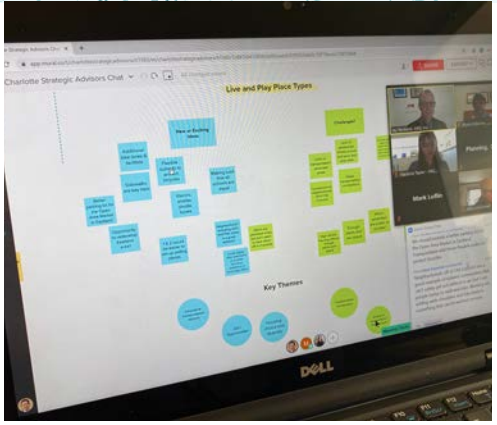
GOAL  
IMPROVE  
NEIGHBORHOOD  
MOBILITY +  
ACCESS TO  
RESOURCES



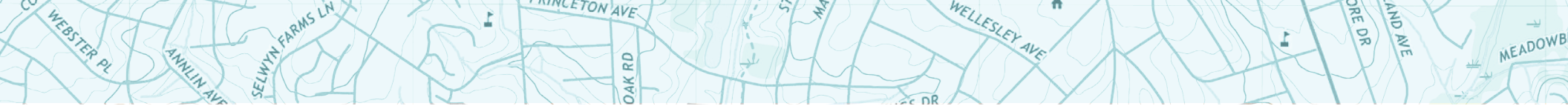
Equity of  
resources











# COMMUNITY VISION AND VALUES

## GUIDING PRINCIPLES

Guiding principles are the values that Charlotte will look to, to establish a framework for decision-making throughout the life of the 2040 Plan. These principles were conceived through robust and meaningful conversations with over 5,500 voices from the community. The four guiding principles that emerged will help shape the Comprehensive Plan as it looks to the future. These principals form the basis for the Plan vision and goals and ensure that the recommendations are in-line with how we as a community want to grow and change in the coming years.

## VISION ELEMENTS

Continuing from the community’s values that established the guiding principles, five vision elements were created to help inform the coming goals and equity metrics. These vision elements describe how Charlotteans picture their city in the future. The Charlotte of tomorrow is inclusive and diverse, livable and connected, healthy and sustainable, prosperous and innovative, and regional. This vision also reflects the lens through which goals and objectives were created and analyzed.







# EQUITABLE GROWTH FRAMEWORK

The Comprehensive Plan has been created by the community and on a basic assumption that we must listen to each other and consider the intended and unintended consequences of the Plan’s recommendations on all residents, households and neighborhoods.

The Equitable Growth Framework is intended to provide more transparency and accountability as we plan, design, and implement public and private investments in housing, employment, services, schools, parks, roads, trails and other infrastructure. It is a framework to help ensure that the costs and benefits of growth and change in Charlotte are distributed more equitably. When an investment is made in a particular area, how will the residents and businesses that are already there benefit? How do we ensure that all neighborhoods share in the impacts of growth?

A methodology for measuring access, environmental justice and equity has been developed to help identify areas where residents and businesses may not have access to daily needs, choices for housing, diverse employment, or safe and healthy environments. Each of the four Equity Metrics comprises a series of relevant indicators and is compared to data that helps us understand where populations that are vulnerable to displacement are concentrated (Populations Vulnerable to Displacement Overlay).

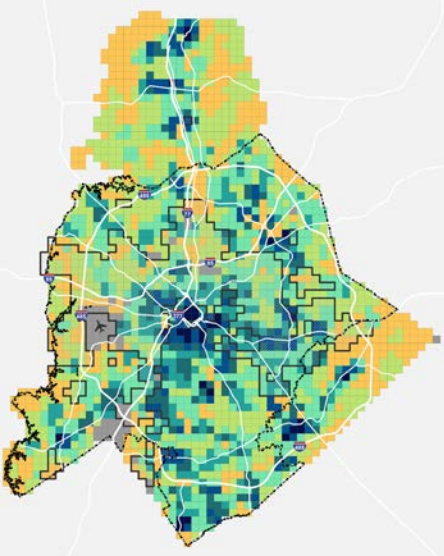
The four Equity Metrics described in greater detail include:

- Access to Essential Amenities, Goods and Services
- Access to Housing Opportunities
- Access to Employment Opportunities
- Environmental Justice

There are clear tenants of the overall growth strategy that are shared across the entire community and have been foundational in developing the components of Complete Communities and Places, as well as the Plan’s Policy Framework. The major tenants of the community’s desired growth strategy include:

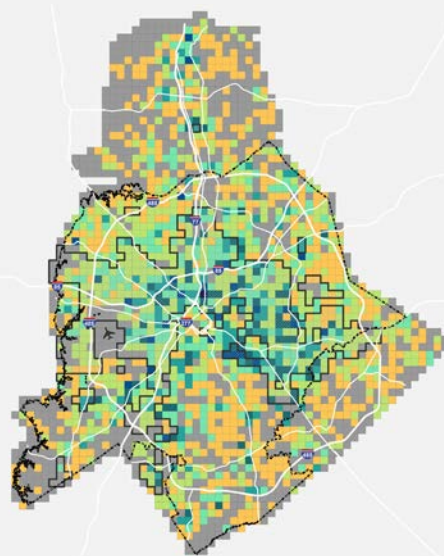
- Develop a more localized and context sensitive network of Connected Corridors and Neighborhood Centers
- Accommodate a large portion of projected growth along our existing and planned transit and other transportation corridors
- Ensure existing neighborhoods and businesses have opportunities to thrive while still benefiting from public and private investment
- Allow greater varieties of housing types in neighborhoods and mixed-use centers
- Create more complete places that are walkable and bikeable





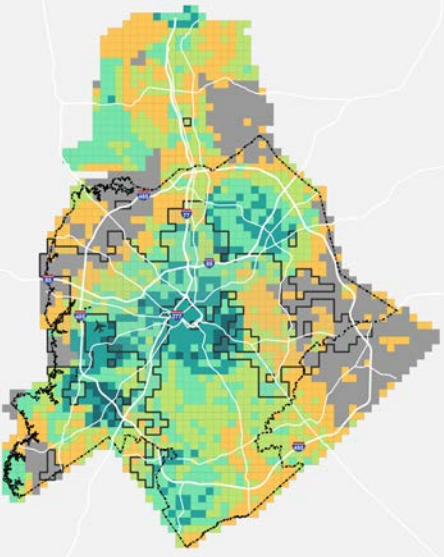
## ACCESS TO ESSENTIAL AMENITIES, GOODS, AND SERVICES

The community expressed a strong desire for more complete neighborhoods across the entire city. Measuring access to essential amenities, goods and services can help identify areas where residents and businesses may not have access to what they need. The result typically involves having to travel farther and pay more to meet basic daily needs. In extreme cases, the results can be even more dire if the lack of nearby access means simply missing out on essential amenities, goods and services.



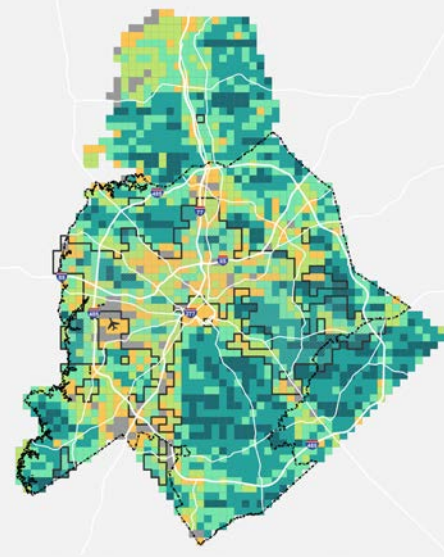
## ACCESS TO HOUSING OPPORTUNITY

The Access to Housing Opportunity metric identifies areas where the housing stock in a particular area of Charlotte does not provide opportunities for all residents to live. Housing Opportunity, is defined as the ability for residents of all incomes, household compositions, and life stages to access housing options that meet their needs and economic conditions. Neighborhoods should include unique compositions of housing types, but they should also include some diversity of housing stock to help promote diversity and inclusion throughout the entire community.



## ACCESS TO EMPLOYMENT OPPORTUNITY

The Access to Employment Opportunity metric identifies areas with a lack of job options for residents. Employment Opportunity is defined as the ability for residents to live proximate to jobs that are attainable for a variety of people and provide a living wage. The financial stress and wellbeing in a household is largely driven by the balance – or lack of balance in many cases – of income and household expenses. The two largest household expenses are housing and transportation. And the largest driver of both is related to employment opportunity.



## ENVIRONMENTAL JUSTICE

Environmental justice seeks to minimize and equalize effects of environmental hazards among the entire community. Issues of environmental justice often arise from geographic or procedural inequities. Geographic inequities occur when neighborhoods with high percentages of low-income, minority, and/or immigrant residents take more than their share of the worst environmental hazards and nuisance impacts and resulting health problems. Procedural inequities occur when the same groups face obstacles to meaningfully participate in the decision-making process for projects that directly affect them.





# GOALS

The Comprehensive Plan goals reflect the voice of our community. They make critical connections between community values, guiding principles and vision elements; articulate key elements of the growth strategy and establish the foundation for complete communities and complete places; and provide the structure for the Plan's Policy Framework. The following pages provide more detail for each Plan Goal.



**1. 10-MINUTE NEIGHBORHOODS**



**2. NEIGHBORHOOD DIVERSITY AND INCLUSION**



**3. HOUSING ACCESS FOR ALL**



**4. TRANSIT- AND TRAIL-ORIENTED DEVELOPMENT**



**5. SAFE AND EQUITABLE MOBILITY**



**6. HEALTHY, SAFE, AND ACTIVE COMMUNITIES**



**7. INTEGRATED NATURAL AND BUILT ENVIRONMENTS**



**8. DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY**



**9. RETAIN OUR IDENTITY AND CHARM**



**10. FISCALLY RESPONSIBLE**



## GOAL 1: 10-MINUTE NEIGHBORHOODS

All Charlotte households will have access to essential amenities, goods, and services within a 10-minute walk, bike, or transit trip by 2040.

### OBJECTIVES

Increase the percentage of households, both new and existing, within a 10-minute walk, bike, or transit trip of the following services and amenities:

- 1a. Fresh, healthy food opportunities.
- 1b. High performance transit station.
- 1c. Park, plaza, nature preserve, or other public space.
- 1d. Trail, greenway, or other “all ages and abilities” bicycle facility.
- 1e. A concentration of daily goods and services (applies to Neighborhood, Community, and Regional Activity Center).
- 1f. Non-emergency health care services or pharmacy.
- 1g. Community facilities (libraries, schools, senior centers, community centers, early childhood education etc.).
- 1h. Financial services (banks or credit unions).
- 1i. Family sustaining wage jobs.

### BIG IDEAS

- Develop a robust network of food cooperatives (co-ops), community gardens, and neighborhood-based food sharing networks.
- Create a culture of developer-community collaboration through Community Benefit Agreements.



## GOAL 2: NEIGHBORHOOD DIVERSITY & INCLUSION

Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units (ADUs), and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.

### OBJECTIVES

- 2a. Increase the score of the overall Access to Housing Opportunity equity metrics index for the City.
- 2b. Increase the number of Accessory Dwelling Units (ADUs) in existing and new neighborhoods.
- 2c. Increase the number of middle density units such as duplexes, and triplexes in all neighborhoods.
- 2d. Increase the number of middle density housing options, including fourplexes, along high performance transit and other major thoroughfares.
- 2e. Increase the number of middle density housing options in transition areas between low intensity neighborhoods and higher intensity place types.
- 2f. Increase the number of residential dwelling units with less than one parking space per unit.
- 2g. Increase the number of small footprint housing units in existing and new neighborhoods.

### BIG IDEAS

- Allow more housing types in traditional single-family zoning districts to encourage housing diversity everywhere in our community.





## GOAL 3: HOUSING ACCESS FOR ALL

Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.

### OBJECTIVES

- 3a. Increase housing opportunities for households with limited or no vehicle access by increasing the number of affordable rental and deed-restricted housing units, targeting households at 80% AMI or less, 60% AMI or less, and 30% AMI or less, within ½ mile of Activity Centers and high performance transit.
- 3b. Retain the number of naturally occurring affordable and workforce housing units in the community by managing change within existing neighborhoods.
- 3c. Increase the number of affordable and workforce units targeting households at 80% AMI or less within mixed-income developments (e.g. affordable and workforce units mixed with market rate units).
- 3d. Reduce the cost burden on households spending more than 45% of household income on housing and transportation.
- 3e. Reduce the cost burden on households spending more than 30% of household income on housing.
- 3f. Increase the rate of homeownership within areas with low Access to Housing Opportunity scores.
- 3g. Dedicate at least 10% of future housing trust funds to home ownership in areas with low Access to Housing Opportunity scores.
- 3h. Increase housing opportunities and supporting infrastructure and amenities for residents choosing to age in place.

### BIG IDEAS

- Lead the charge to pass enabling legislation for inclusionary zoning and implement throughout the community.
- Create a robust program of restorative justice targeting homeownership, creation and growth of small business, and equity building for the Black community, including strategic application of existing tools and development of new tools.



## GOAL 4: TRANSIT- AND TRAIL-ORIENTED DEVELOPMENT (2T-OD)

Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.

### OBJECTIVES

- 4a. Increase the percentage of households and jobs (new and existing) within ½ mile access to trail access points.
- 4b. Increase the share of households and jobs with safe access to high-performance transit stations (light rail, streetcar, bus rapid transit, and bus routes with headways of 15 min or less during peak hours).
- 4c. Increase the share of commercial (mixed use, entertainment, and employment) development within a 10-minute walk or bike trip of trail access points and high-performance transit stations.
- 4d. Approach maximum build out under the TOD zoning for development within a 10-minute walk or bike trip of trail access points and high-performance transit stations.
- 4e. Increase the number of moderate- to high-intensity developments along regional transit and trail routes.
- 4f. Increase safe and connected bike infrastructure within two miles of transit stops and trail access points.
- 4g. Decrease the percentage of transit stops without access to sidewalks.
- 4h. Provide signalized pedestrian crossings at all transit stops on thoroughfares.
- 4i. Increase the number of connections between new trail and/or transit line developments and neighborhoods of varying land uses, densities, and architecture.
- 4j. Increase the number of developments that are transit-oriented in both location and design.
- 4k. Create engaging public spaces near high-performance transit stops, stations and trails.

### BIG IDEAS

- Prioritize equitable TOD (E-TOD) along high-performance transit and trail corridors.



## GOAL 5: SAFE AND EQUITABLE MOBILITY

Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit, bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services, and the region.

### OBJECTIVES

- 5a. Eliminate transportation-related fatalities and serious injuries to make our streets safe for everyone.
- 5b. Increase access in our historically underinvested communities and modes of transportation to support equitable and affordable mobility options.
- 5c. Increase access to sustainable and zero carbon transportation modes and mobility options to support our Strategic Energy Action Plan.
- 5d. Increase the share of trips made without a car to broaden the connectivity and capacity of our transportation infrastructure.
- 5e. Locate high-performance transit stations to maximize accessibility to neighborhoods with low-income households while avoiding direct displacement of existing residents.
- 5f. Dedicate targeted transportation investment in high growth areas with the most significant traffic congestion.

### BIG IDEAS

- Set an aggressive mode shift goal that determines how the City 1) prioritizes investment in different modes of transportation, 2) allocates limited right-of-way space among different modes of transportation, 3) manages growth and travel demand, 4) sets new policies, and 5) supports equity and affordable transportation choices in all areas of the City.



## GOAL 6: HEALTHY, SAFE, AND ACTIVE COMMUNITIES

All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and health care services.

### OBJECTIVES

- 6a. Increase percentage of households within 10-minute access of primary care health care services.
- 6b. Increase the number of days that air quality is “good” to 325 and reduce the number of days that air quality is “unhealthy for sensitive groups” or worse to zero.
- 6c. Reduce rates of obesity from 24% to 20% and reduce the number of neighborhoods where obesity rates are higher than 24%.
- 6d. Increase the percentage of low-income households living within ½ mile of a Medicaid care provider or free clinic.
- 6e. Increase the number of urban farming and fresh produce opportunities (e.g. community gardens, farmers markets, co-ops, neighborhood-based CSAs, etc.) accessible to all neighborhoods within a 10-minute walk or bike ride.
- 6f. Reduce and eliminate food deserts within the City.
- 6g. Improve perceptions of public safety and measure perception through community surveys.
- 6h. Improve public safety and public safety perceptions through annual reductions in violent and property crimes.

### BIG IDEAS

- Institute a program for local grassroots shared management or adoption of and programming of public open space, and encourage development of organizations throughout the City to create additional opportunities to engage in active living and help develop healthy neighborhoods.





## GOAL 7: INTEGRATED NATURAL AND BUILT ENVIRONMENTS

Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community.

### OBJECTIVES

- 7a. Increase the number of small parks within or near neighborhoods that contain community amenities such as recreation facilities, tree canopy, retrofit stormwater facilities, and water quality/natural resource education.
- 7b. Increase the acreage of protected natural lands (such as forests) within the City.
- 7c. Remove all City streams from the federally-designated list of impaired streams.
- 7d. Increase the acreage of amenitized open space within private developments that are open to the public.
- 7e. Reduce the number of flood prone areas through mitigation efforts.
- 7f. Make City government buildings and vehicle fleets carbon neutral.
- 7g. Reduce per capita carbon emissions in the City.
- 7h. Maintain and preserve tree canopy equitably across the entire community.
- 7i. Increase the number of developments utilizing green building practices or receiving green building certifications.
- 7j. Continue to expand the use of green stormwater infrastructure to improve water quality and reduce flooding, including in-fill and redeveloping areas.

### BIG IDEAS

- Implement the Strategic Energy Action Plan by implementing Resilient Innovation District (RID) programs throughout the City that are responsive to different Place Types and contexts and promote net zero development and carbon neutrality.



## GOAL 8: DIVERSE AND RESILIENT ECONOMIC OPPORTUNITY

Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.

### OBJECTIVES

- 8a. Increase the jobs-to-housing balance in Charlotte to ensure housing development keeps pace with job growth.
- 8b. Increase number of workers employed within the City's target industries.
- 8c. Increase the number of businesses supported and/or participating in business support programs.
- 8d. Increase the share of jobs at MWSBE-qualified businesses and within cooperatively owned businesses.
- 8e. Increase the rate of new business formation within the City.
- 8f. Increase the number and proportion of family sustaining wage jobs in Charlotte.
- 8g. Decrease the number of acres within mixed-use place types that are existing single-use commercial and office employment uses by allowing transitions to a mix of uses.
- 8h. Grow the presence of "micro-economies," (the number of jobs located within community and neighborhood mixed-use areas).
- 8i. Maintain or increase the number of developed acres within Manufacturing & Logistics and Innovation Mixed Use Place Types.
- 8j. Maintain or increase the number of jobs located within Manufacturing & Logistics and Innovation Mixed Use Place Types.
- 8k. Grow the number of Minority, Women, and Small Business Enterprises (MWSBEs) and cooperatively owned businesses, operating in the City.
- 8l. Capture a greater share of employment growth within the City's existing and planned Regional Activity Centers.
- 8m. Increase job-training opportunities that allow residents to obtain skills needed to qualify for jobs within the City's target industries.
- 8n. Maintain or increase the number of middle skill jobs (jobs that require education beyond high school but not a four-year degree).

### BIG IDEAS

- Develop Regional Activity Centers in the East and West Middle and Outer Areas (see Implementation Section) with a mix of jobs, housing, schools and daycare services.
- Create a Citywide Strategic Jobs Plan for the City of Charlotte.



## GOAL 9: RETAIN OUR IDENTITY AND CHARM

Charlotte will retain the identity of existing neighborhoods by intentionally directing redevelopment, limiting displacement and cultivating community-driven placemaking that elevates the importance, quality and design of places.

### OBJECTIVES

- 9a. Increase the rate of restoration and adaptive reuse of existing structures originally built for commercial uses and reduce the rate of tear downs.
- 9b. Increase the number of publicly funded placemaking and art installations throughout the City, especially within older neighborhoods and areas with populations vulnerable to displacement.
- 9c. Reduce the speed and scale of demolished older homes being replaced with newer homes in existing neighborhoods, homes within historic districts, and homes within the Old Historic Route 4 Survey area.
- 9d. Reduce the number of residents experiencing involuntary displacement.
- 9e. Improve jobs-skills match in and near areas with residents who may be vulnerable to displacement.
- 9f. Increase the capture of new jobs within “work” Place Types proximate to neighborhoods with owners and tenants who may be vulnerable to displacement.
- 9g. Provide financial and technical support to small businesses in areas at high risk for commercial displacement.
- 9h. Increase the percentage of new jobs and households in Regional and Community Activity Centers.
- 9i. Increase the capture of new jobs within Regional, Community, and Neighborhood Centers adjacent to neighborhoods with owners and tenants who may be vulnerable to displacement.
- 9j. Identify, catalogue and understand the patterns of the character defining elements in neighborhoods and places that are uniquely Charlotte.
- 9k. Increase the number of historic districts that preserve a wide range of Charlotte’s diverse history and character.

### BIG IDEAS

- Protect Naturally Occurring Cultural Districts (NOCDs), especially in underserved neighborhoods, established neighborhood serving commercial areas, and eTODs.
- Become a leader in neighborhood-influenced placemaking, public art, and other cultural installations.



## GOAL 10: FISCALLY RESPONSIBLE

Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents equitably and limit the public costs of accommodating growth.

### OBJECTIVES

- 10a. Increase the capture of new jobs and households in Activity Centers.
- 10b. Increase infrastructure investments (water/sewer replacement, street lighting, stormwater facilities, streetscaping, etc.) in existing urbanized areas planned for significant new development that are constrained by infrastructure capacity.
- 10c. Maintain or decrease the cost to serve residents per capita (e.g. costs to provide transportation, schools, parks, libraries, police, fire, etc.).
- 10d. Increase tax revenue generated per acre by new development.
- 10e. Increase capture of new development in areas with available service and infrastructure capacity (e.g. water/sewer, stormwater, transit etc.).

### BIG IDEAS

- Direct at least half of public infrastructure spending over next 20 years to the most vulnerable communities.





# COMPLETE PLACES

During the Comprehensive Plan engagement process the community communicated a desire for all areas of Charlotte to meet the needs of nearby residents and employees. Charlotteans expressed the **need for access to their everyday essentials as well as amenities** such as parks, shops, restaurants, trails, and community centers near where they lived. These needs were also reflected in the findings from the Equity Framework maps.

Neighborhoods that **provide people with safe and convenient choices for a variety goods and services, jobs, and housing options** are considered equitable and Complete Communities. A key objective of the Comprehensive Plan, as expressed through the public engagement, is to help ensure all areas of Charlotte can become Complete Communities.

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, multi-modal 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.** A Place Typology defines a set of Places that are unique and authentic to the community and its needs.





# PLACE TYPES: NEIGHBORHOOD 1

**Goal:** Provide places for neighborhoods with a variety of housing types, where single-family housing is still the predominant use.



- A** Infill low- and medium-density residential development (including single family detached, ADU's, townhomes, cottage courts, and du/tri-plexes)
- B** Enhanced and additional small public parks/open spaces
- C** Improved vehicular connectivity
- D** New trails, enhanced pedestrian connectivity and walkability
- E** Neighborhood Activity Center at major intersection
- F** Transition in density to surrounding uses

## Typical Uses

<span style="display: inline-block; width: 20px; height: 10px; background-color: #fff9c4; border: 1px solid #ccc;"></span> Single Family Residential	<span style="display: inline-block; width: 20px; height: 10px; background-color: #c00000; border: 1px solid #ccc;"></span> Commercial
<span style="display: inline-block; width: 20px; height: 10px; background-color: #ffeb3b; border: 1px solid #ccc;"></span> Single Family Attached Residential	<span style="display: inline-block; width: 20px; height: 10px; background-color: #e91e63; border: 1px solid #ccc;"></span> Mixed Use
<span style="display: inline-block; width: 20px; height: 10px; background-color: #ff9800; border: 1px solid #ccc;"></span> Multi-Family Residential	<span style="display: inline-block; width: 20px; height: 10px; background-color: #42a5f5; border: 1px solid #ccc;"></span> Office
	<span style="display: inline-block; width: 20px; height: 10px; background-color: #bdbdbd; border: 1px solid #ccc;"></span> Parking Lot

# PLACE TYPES: NEIGHBORHOOD 2

**Goal:** Provide a range of moderate to higher intensity housing types, including apartment and condominium buildings, to meet the needs of a diverse population.

## Typical Uses

<span style="display: inline-block; width: 20px; height: 10px; background-color: #fff9c4; border: 1px solid #ccc;"></span> Single Family Residential
<span style="display: inline-block; width: 20px; height: 10px; background-color: #ffeb3b; border: 1px solid #ccc;"></span> Single Family Attached Residential
<span style="display: inline-block; width: 20px; height: 10px; background-color: #ff9800; border: 1px solid #ccc;"></span> Multi-Family Residential
<span style="display: inline-block; width: 20px; height: 10px; background-color: #c00000; border: 1px solid #ccc;"></span> Commercial
<span style="display: inline-block; width: 20px; height: 10px; background-color: #e91e63; border: 1px solid #ccc;"></span> Mixed Use
<span style="display: inline-block; width: 20px; height: 10px; background-color: #42a5f5; border: 1px solid #ccc;"></span> Institutional
<span style="display: inline-block; width: 20px; height: 10px; background-color: #bdbdbd; border: 1px solid #ccc;"></span> Parking Lot/Garage



- A** Medium- and high -density 2-5 story residential infill and redevelopment (ADU's, townhomes, multi-family residential, and mixed use)
- B** Buildings oriented toward streets, trails, or open space
- C** Transition to lower-density neighborhoods and Neighborhood Activity Center
- D** Frequent pedestrian connections to and between buildings and blocks
- E** Additional small public parks/open spaces
- F** On-street parking, parking garages, and small parking lots to the side, interior, or behind buildings
- G** New trails, enhanced pedestrian connectivity and walkability



# PLACE TYPES: PARKS AND PRESERVES

**Goal:** Protect land that is intended to remain as parks or natural preserves in perpetuity. Contribute to the quality of life of residents and visitors by providing places to gather and recreate, and further the environmental quality of our ecosystems.



- (A)** Increased tree canopy in open/passive spaces
- (B)** Frequent paths and connections (including to regional trails/greenways)
- (C)** Active space including sports fields/courts, play area, plaza, community garden
- (D)** A mix of passive and active space
- (E)** New buildings in/along park including small low-intensity commercial node (ie: cafes) and civic buildings (ie: library, nature center)

## Typical Uses

<span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Single Family Residential	<span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span> Commercial
<span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Single Family Attached Residential	<span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black;"></span> Institutional
<span style="display: inline-block; width: 15px; height: 10px; background-color: lightorange; border: 1px solid black;"></span> Multi-Family Residential	<span style="display: inline-block; width: 15px; height: 10px; background-color: grey; border: 1px solid black;"></span> Parking Lot

# PLACE TYPES: COMMERCIAL

**Goal:** Provide places for the sale of goods and services in locations readily accessible by automobile.



- (A)** Consolidated driveways and access points
- (B)** Frequent pedestrian connections to and between buildings and blocks
- (C)** 1-3 story infill buildings oriented towards the street with commercial, office, hospitality, and mixed-uses
- (D)** On street and surface parking (located to the side and behind buildings as feasible)
- (E)** Increase in housing density near commercial activity

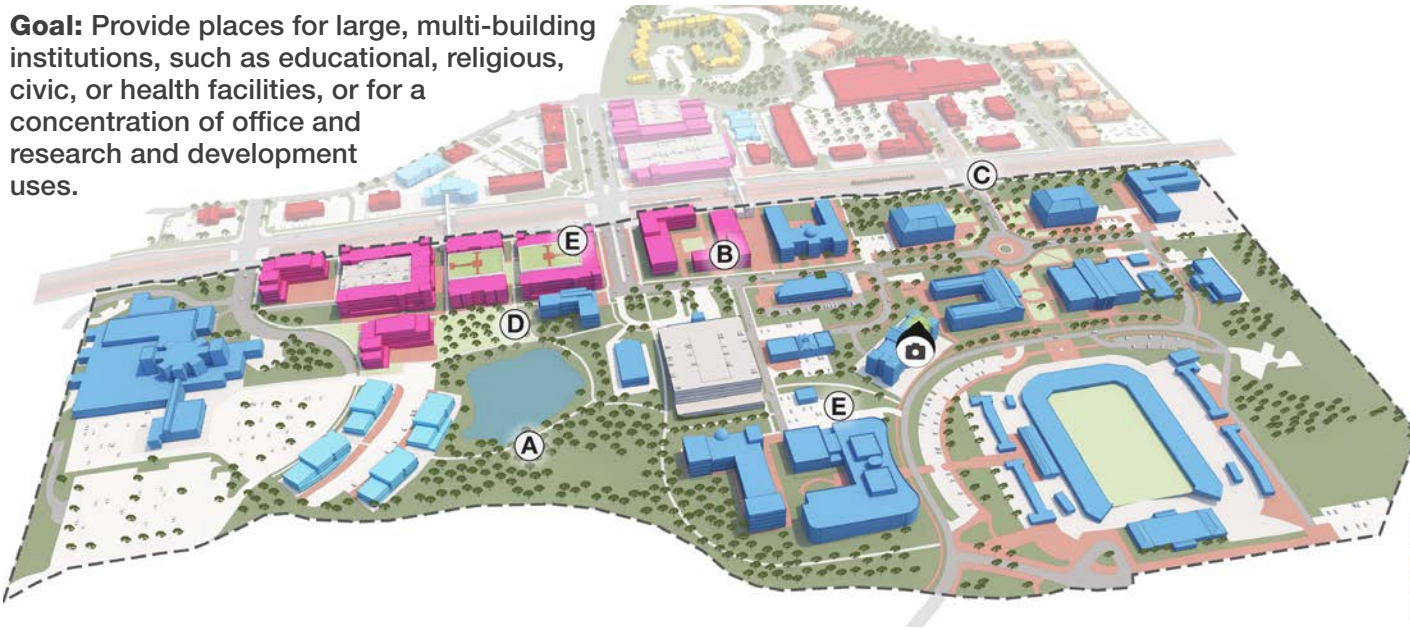
## Typical Uses

<span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span> Commercial	<span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> Hospitality
<span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Single Family Residential	<span style="display: inline-block; width: 15px; height: 10px; background-color: teal; border: 1px solid black;"></span> Office
<span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Single Family Attached Residential	<span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black;"></span> Institutional
<span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> Mixed Use	<span style="display: inline-block; width: 15px; height: 10px; background-color: grey; border: 1px solid black;"></span> Parking Lot



# PLACE TYPES: CAMPUS

**Goal:** Provide places for large, multi-building institutions, such as educational, religious, civic, or health facilities, or for a concentration of office and research and development uses.



- A** Frequent multi-use path connections between buildings (can double as service drives)
- B** A variety of building heights and densities
- C** Enhanced visual and physical connections to rail and surrounding developments
- D** Open spaces and community gathering spaces as a focal points of site design
- E** Surface parking and garage parking with green roofs when possible

## Typical Uses

<span style="display: inline-block; width: 15px; height: 15px; background-color: #0070C0; border: 1px solid black;"></span> Institutional	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> Single Family Attached
<span style="display: inline-block; width: 15px; height: 15px; background-color: #8B0000; border: 1px solid black;"></span> Commercial	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA07A; border: 1px solid black;"></span> Multi-Family Residential
<span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> Mixed Use	<span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black;"></span> Parking Lot/Garage
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Office	

# PLACE TYPES: MANUFACTURING AND LOGISTICS

**Goal:** Contribute to Charlotte's economic viability by accommodating places of employment for a range of uses related to manufacturing, logistics, production and distribution.



- A** Improved multi-modal street connections to accommodate multiple modes of transportation including freight
- B** Frequent pedestrian connections between buildings
- C** Large scale industrial building types of varying forms
- D** Infill cluster of office uses
- E** Infill node of commercial and mixed-use along major arterial
- F** Ample open space transition to surrounding neighborhoods

## Typical Uses

<span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black;"></span> Industrial	<span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> Mixed Use
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> Single Family Residential	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Office
<span style="display: inline-block; width: 15px; height: 15px; background-color: #8B0000; border: 1px solid black;"></span> Commercial	<span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black;"></span> Parking Lot



# PLACE TYPES: INNOVATION MIXED-USE

**Goal:** Contribute to Charlotte's economic viability by providing mixed-use urban places that include light manufacturing, office, residential, and retail.



## Typical Uses

	Light Industrial		Institutional
	Single Family Residential		Light Industrial Mixed Use
	Single Family Attached Residential		Mixed Use
	Office		Commercial
			Parking Lot / Garage

- A** Infill/redevelopment (adaptive reuse when possible) including light industrial, light industrial mixed use, other mixed use, medium to high density residential, and commercial.
- B** A variety of light industrial mixed-use uses which may include breweries/distilleries, office, research, light manufacturing, art/exercise studios, hotels, coworking space, etc.
- C** Improved multi-modal street connections to accommodate multiple modes of transportation including freight
- D** Frequent pedestrian connections to and between buildings and blocks and across rail line
- E** Small parking lots and garages located to the side and behind buildings as feasible
- F** Transition to surrounding neighborhoods
- G** Design references CAMP North End Master Plan

# PLACE TYPES: NEIGHBORHOOD CENTER

**Goal:** Provide places that have a pedestrian-friendly focal point of neighborhood activity where nearby residents can access daily shopping needs and services within a 5-10 minute walk or a short drive.



## Typical Uses

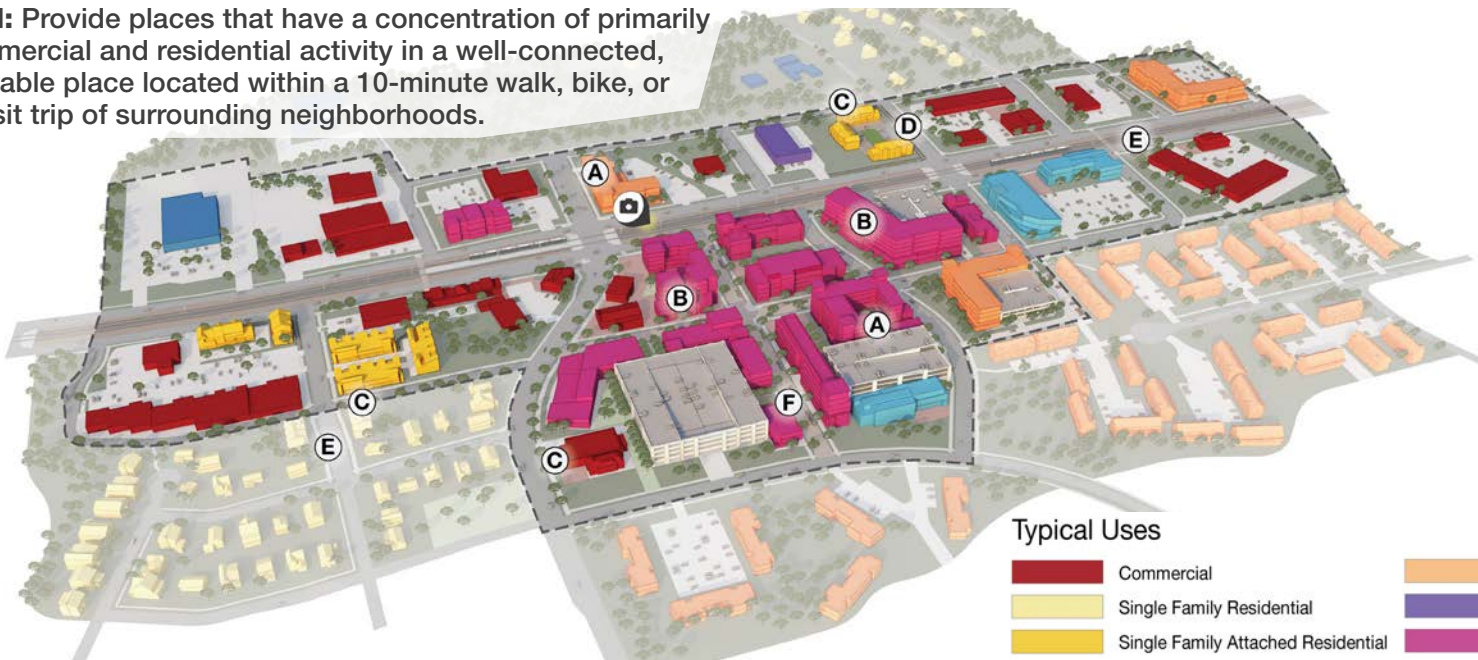
	Commercial
	Mixed Use
	Single Family Residential
	Single Family Attached Residential
	Multi-Family Residential
	Institutional
	Parking Lot

- A** Infill development on existing parking lots and underutilized parcels
- B** Low-rise buildings (4 stories or less) oriented to the street with active ground floors to support a vibrant pedestrian environment
- C** Increased mix of uses including commercial, residential, office, institutional, and mixed-use buildings
- D** Improved pedestrian, bicycle, and vehicular connectivity
- E** Frequent pedestrian connections to and between buildings and blocks
- F** Primarily on-street parking and small surface parking lots
- G** Transition down in intensity or open space buffer to adjacent neighborhoods



# PLACE TYPES: COMMUNITY ACTIVITY CENTER

**Goal:** Provide places that have a concentration of primarily commercial and residential activity in a well-connected, walkable place located within a 10-minute walk, bike, or transit trip of surrounding neighborhoods.



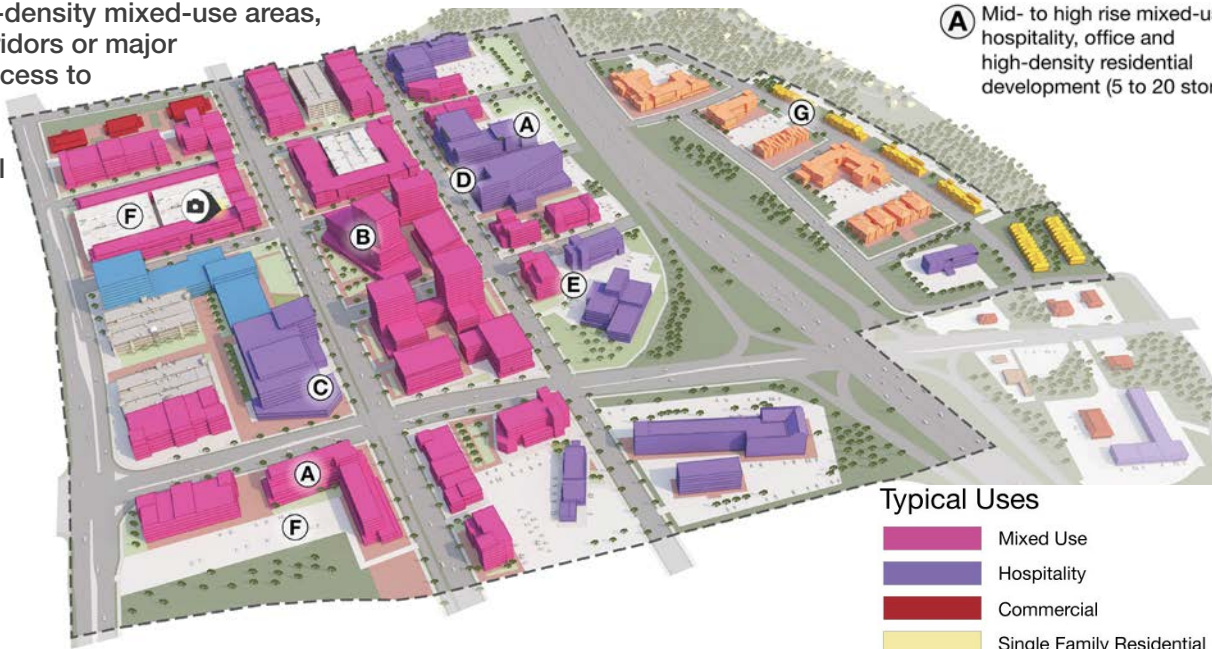
- (A)** Infill development on existing parking lots and underutilized parcels
- (B)** Mid-rise mixed use (5 to 7 stories), active ground floors with office or residential above, orienting to street or public space
- (C)** Transition down in intensity to neighborhoods
- (D)** Small walkable blocks in organized grid pattern
- (E)** Improved pedestrian, bicycle, and vehicular circulation and connectivity to adjacent neighborhoods
- (F)** On-street parking and screened or wrapped parking lots/structures

**Typical Uses**

<span style="display: inline-block; width: 15px; height: 15px; background-color: #800000; border: 1px solid black;"></span> Commercial	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA500; border: 1px solid black;"></span> Multi-Family	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Office
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> Single Family Residential	<span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> Hospitality	<span style="display: inline-block; width: 15px; height: 15px; background-color: #4682B4; border: 1px solid black;"></span> Institutional
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> Single Family Attached Residential	<span style="display: inline-block; width: 15px; height: 15px; background-color: #DC143C; border: 1px solid black;"></span> Mixed Use	<span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black;"></span> Parking Lot/Garage

# PLACE TYPES: REGIONAL ACTIVITY CENTER

**Goal:** Provide large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.



- (A)** Mid- to high rise mixed-use, hospitality, office and high-density residential development (5 to 20 stories)
- (B)** "Point towers" can be used to step down the tallest buildings
- (C)** Active ground floors and buildings oriented to the street
- (D)** Organized/gridded street grid with 400'-500' blocks
- (E)** Frequent pedestrian connections to and between buildings and blocks
- (F)** On-street parking, screened or wrapped parking lots and structures
- (G)** Transition down in density to adjacent neighborhoods

**Typical Uses**

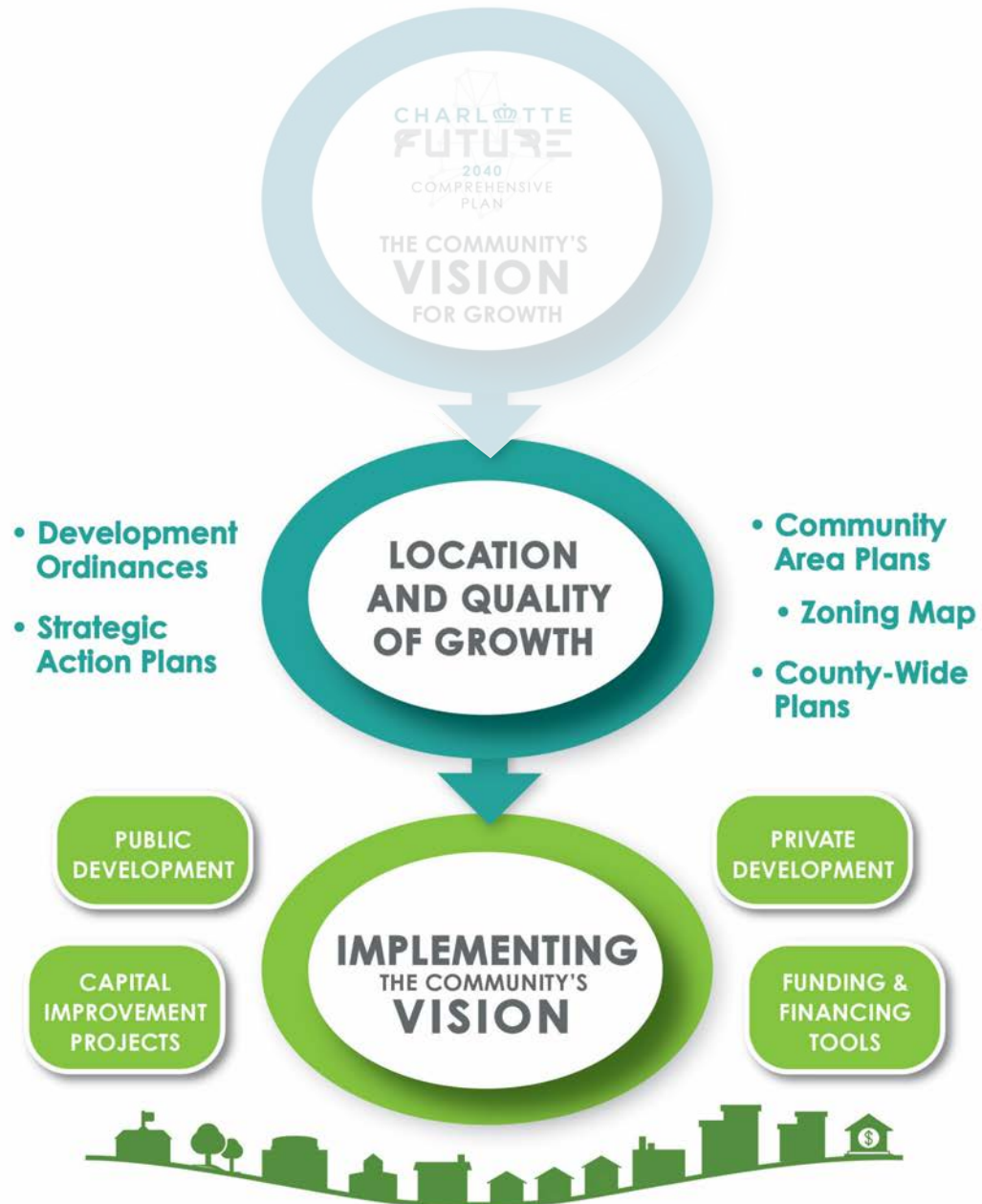
<span style="display: inline-block; width: 15px; height: 15px; background-color: #DC143C; border: 1px solid black;"></span> Mixed Use	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> Single Family Attached Residential
<span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> Hospitality	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA500; border: 1px solid black;"></span> Multi-Family Residential
<span style="display: inline-block; width: 15px; height: 15px; background-color: #800000; border: 1px solid black;"></span> Commercial	<span style="display: inline-block; width: 15px; height: 15px; background-color: #4682B4; border: 1px solid black;"></span> Office
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> Single Family Residential	<span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black;"></span> Parking Lot/Garage



# IMPLEMENTATION

The Implementation Strategy for the Comprehensive Plan highlights and details a **variety of critical actions and procedures** that will be necessary to realize the community's vision. While the Plan articulates a vision for the next 20 years, **the Implementation Strategy is intended to be monitored and updated more frequently**. It outlines the relationship to other system-wide and subgeography plans, to the Unified Development Ordinance and mapping of zoning districts, and to ensuring that public and private investments are contributing to accomplishing the community's goals. More detail on the strategy for the categories below is provided on the remaining pages:

- Mapping Place Types
- Relationship to the Unified Development Ordinance
- Community Area Planning
- Capital Improvement Projects
- Funding and Financing Tools





## MAPPING PLACE TYPES

A first step in implementing the Comprehensive Plan will be **using the palette of Place Types to map the desired future of the community**. The Comprehensive Plan's Implementation Strategy details a Community Area Planning process that breaks Charlotte's planning area into a set of approximately 15 smaller geographies. Place Type Mapping should be conducted at the Community Area Planning Geography or subgeography.

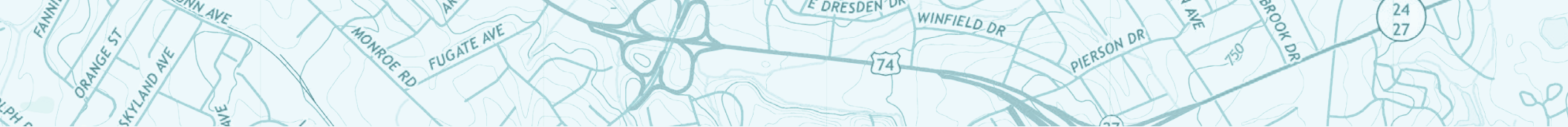


## RELATIONSHIP TO THE UNIFIED DEVELOPMENT ORDINANCE

The Place Types in this plan represent the form of future development, as envisioned by the residents of Charlotte. These **Place Types will in turn provide the policy-level guidance** that will inform the City's Unified Development Ordinance (UDO). Using the intent and direction of the Place Types in the Comprehensive Plan and the upcoming Future Place Types Mapping, **the UDO will identify zoning districts and other ordinances** that will further define how the Place Types are realized in actual development. Each Place Type will correspond with multiple zoning districts.







## COMMUNITY AREA PLANNING

Community Area Plans are intended to **provide a more coordinated, efficient and effective structure for neighborhood planning**. A neighborhood-based approach to more detailed planning of Charlotte presents logistical challenges related to the number of plans that would be required. This Community Area Planning approach establishes an achievable approach to 100% coverage of the community, facilitates conversations between neighborhoods, and allows major barriers that often serve as neighborhood boundaries to be addressed in the planning process.



## CAPITAL IMPROVEMENT PROJECTS

The Comprehensive Plan provides **guidance for identifying candidate projects for the community, as well as an approach to prioritizing those projects**. The Equitable Growth Framework, Future Place Types and Policy Framework will serve as important guidance and evaluation criteria for all types of public investments.



## FUNDING AND FINANCING TOOLS

The Comprehensive Plan discusses a variety of **existing, enhanced and new funding and financing tools**. Some of those tools include public-private partnerships (P3), Community Benefits Agreements (CBAs), development impact fees, and others.







**OUR CITY. OUR PLAN. OUR FUTURE.**