

Equitable Development, Place Types, and the UDO
(Equitable Growth Framework + Place Types + UDO)

Comment Source	Comment Category	General Comment Category	Summarized Comment	Staff Response
E-Plan	General Comment	Equitable Growth Framework	For many, the greatest challenge is building meaningful intervention today, as we plan for tomorrow. Is it realistic to suggest Charlotte, or any fast growing urban city for that matter, can effectively manage the loss of affordable housing units inside the urban core?	The Charlotte Future 2040 Plan recognizes that change is inevitable but strives to ensure an equitable and resilient future for all residents.
E-Plan	General Comment	Equitable Growth Framework	General comment in support of Section 1.3 Equitable Growth Framework but would like to add more language to make it stronger.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Public Input	General Comment	Equitable Growth Framework	General comment as to how Section 1.3 Equitable Growth Framework metrics are in conflict with each other	Thank you for your comments about the Equitable Growth Framework metrics. Your observations will be shared with the plan consultants and staff for review and evaluation.
Public Input	General Comment	Equitable Growth Framework	General comment as to how Section 1.3 Equitable Growth Framework metrics are in conflict with each other	Thank you for your comments about the Equitable Growth Framework metrics. Your observations will be shared with the plan consultants and staff for review and evaluation.
Public Input	General Comment	Equitable Growth Framework	General comment as to how Section 1.3 Equitable Growth Framework metrics on Environmental Justice pg. 38 needs added layer such as Airport Noise Contours	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Public Input	General Comment	Equitable Growth Framework	General comments on page 39 that lower income neighborhoods are susceptible to flooding, need to provide data, if not take out sentence.	Thank you for your comment. Your observation will be shared with will be shared with the plan consultants and staff for review and evaluation.
Email	General Comment	Equitable Growth Framework	Would like clarification on how Vulnerable to Displacement is mapped	Four measures have been documented as major contributors to vulnerability to displacement (Poverty Rate, Educational Attainment, Race, Age) and have been used to identify the areas with the most vulnerable populations across Charlotte. The Vulnerable to Displacement map is included on page 31.
Email	General Comment	Equitable Growth Framework	Would like more language added as to Charlotte's attributes on pgs. 10 and 14 when discussing Equity.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Public Input	General Comment	Equitable Growth Framework	The Equitable Growth Framework metrics need revision	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Public Input	General Comment	Equitable Growth Framework	The Equitable Growth Framework metrics need revision	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Public Input	General Comment	Equitable Growth Framework	The Equitable Growth Framework may conflicts with federal Fair Housing laws	Thank you for your comments about the Equitable Growth Framework metrics. Your observations will be shared with the plan consultants and staff for review and evaluation.

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Email	General Comment	Equitable Growth Framework	How will the Equitable Growth Framework metrics be used to evaluate rezoning applications and their impact on affordability	This would be defined as part of the UDO process, post plan adoption.
Public Input	General Comment	Equitable Growth Framework	Maps included in Equitable Growth Framework don't differentiate City ETJ from City of Charlotte Boundary	Thank you for your comment. All grammatical errors and feasible graphical revisions will be reflected in the second draft plan, scheduled for May 2021.
Public Input	General Comment	Equitable Growth Framework	The Plan says metrics of the Equitable Growth Framework won't be measured except every 5 - 10 years. 76 objectives & metrics is too many to effectively manage.	The Charlotte Future 2040 Plan is a long-term plan. The implementation and impacts of the plan will be monitored and reported on an annual basis. This data will be used to reevaluate the plan's goals and policies every five years.
Public Input	General Comment	Equitable Growth Framework	The data underlying the "Populations Vulnerable to Displacement" map is not accurate based on Poverty Rate, Educational Attainment, Race, and Age.	Thank you for your comments about the Equitable Growth Framework. Your observations will be shared with the plan consultants and staff for review and evaluation.
Public Input	General Comment	Equitable Growth Framework	The data underlying the "Populations Vulnerable to Displacement" map is not accurate based on Poverty Rate, Educational Attainment, Race, and Age.	Thank you for your comments about the Equitable Growth Framework metrics. Your observations will be shared with the plan consultants and staff for review and evaluation.
Public Input	General Comment	Equitable Growth Framework	The data underlying the Equity Metric #2" map is not accurate based on Housing data.	Thank you for your comments about the Equitable Growth Framework metrics. Your observations will be shared with the plan consultants and staff for review and evaluation.
Public Input	General Comment	Equitable Growth Framework	The data underlying the Equity Metric #3" map is not accurate based on Housing data.	Thank you for your comments about the Equitable Growth Framework metrics. Your observations will be shared with the plan consultants and staff for review and evaluation.
Public Input	General Comment	Equitable Growth Framework	The data underlying the Equity Metric #3 map - Employment in Commute Shed needs to be re-examined.	Thank you for your comments about the Equitable Growth Framework metrics. Your observations will be shared with the plan consultants and staff for review and evaluation.
Public Input	General Comment	Equitable Growth Framework	The data underlying the Equity Metric #4 map - Environmental Justice needs to be re-examined.	Thank you for your comments about the Equitable Growth Framework metrics. Your observations will be shared with the plan consultants and staff for review and evaluation.
Email	General Comment	Equitable Growth Framework	Add "/Ethnicity" after Race and Disability as one of the metrics for the Vulnerable to Displacement component of the Equitable Growth Framework	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Equitable Growth Framework	On page 29, Equitable Growth Framework, add "Access to Newcomers Services" under Access to Employment Opportunities	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Equitable Growth Framework	On page 36, Equitable Growth Framework, add "Language Barriers and Workplace Core/Soft Skills" as measures to Access to Employment Opportunities	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.

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Email	General Comment	Equitable Growth Framework	Support for inclusion of Environmental Justice in the Equitable Growth Framework	Thank you for your support. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
E-Plan	General Comment	Equitable Growth Framework	This plan is vague. Is development recommended for South Charlotte?	The plan is intended to define a long-term vision for the entire city. Further guidance will be provided in Place Type mapping and Community Planning efforts.
E-Plan	General Comment	Equitable Growth Framework	Citizen does not support the plan's vision	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Equitable Growth Framework	Recommended edit: The City believes it must take responsibility for its role in creating, perpetuating, and otherwise turning a blind eye to this structural racism and that there are opportunities to be more accountable in its decisions around future growth and to better understand the consequences (intended and unintended) of those decisions.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Equitable Growth Framework	Is there a specific reason for calling the part of the city more commonly known as "the Crescent" and "the Arc?" Recommended edit: The spatial pattern derived from these maps can be described as a "crescent" of Communities of Color, immigrant communities and concentrated areas of poverty that extend broadly around Uptown from the east to the southwest.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Equitable Growth Framework	Opposition to the plan's definition of equity. Proposed Text: Equity is the key guiding principle of the Plan. How we choose to approach equity will shape both this Plan and the future of Charlotte at a fundamental level. Equity is closely related to, but not the same as, the concepts of equality and justice. We choose to define equity as an active principle, a tool for recognizing and remedying inequality and injustice. Equity is, in a sense, what we owe to each other: a fundamental part of our social contract that recognizes the inherent value of every Charlotte resident, actively works for justice and equality of opportunity in our City, and treats every person with dignity. Beyond that, equity recognizes that every societal injustice incurs a debt, and that we owe each other active remedies for injustice.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Equitable Growth Framework	The environmental justice metric in the Equitable Growth Framework doesn't mention carbon production or man-made climate change	Thank you for your comments about the Equitable Growth Framework metrics. Your observations will be shared with the plan consultants and staff for review and evaluation.
Public Input	General Comment	Equitable Growth Framework	Citizen does not support the plan's vision and believes it only represents the city's minority populatons.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Public Input	General Comment	Equitable Growth Framework	Support for the Charlotte Future 2040 Plan's vision and guiding principles. Citizen looks forward to next steps of Place Type Mapping and the UDO Work	Thank you for your support. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.

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N/A	General Comment	Equitable Growth Framework	How will we build our city together with equity and dignity for all - considering the growth of the city.	The Charlotte Future 2040 Plan lays out 10 goals and an implementation strategy for how the city should grow with equity and dignity for all.
Public Input	General Comment	Equitable Growth Framework	Opposition to the plan's definition of equity. Consider CMS's definition: "The Board defines equity as providing the opportunities, support, environment, high expectations, and resources that every student needs to achieve educational success, feel valued, and contribute to a thriving community." Citizen Proposes: Equity is the key guiding principle of the Plan. How we choose to approach equity will shape both this Plan and the future of Charlotte at a fundamental level. Equity is closely related to, but not the same as, the concepts of equality and justice.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Public Input	General Comment	Equitable Growth Framework	Opposition to the plan's definition of equity. Consider CMS's definition: "The Board defines equity as providing the opportunities, support, environment, high expectations, and resources that every student needs to achieve educational success, feel valued, and contribute to a thriving community." Citizen Proposes: Equity is the key guiding principle of the Plan. How we choose to approach equity will shape both this Plan and the future of Charlotte at a fundamental level. Equity is closely related to, but not the same as, the concepts of equality and justice.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Phone	General Comment	Equitable Growth Framework	Suggests the removal of the first 30 pages of the plan which make up the first section, A Community Based Vision which contains both the Community Vision and Values and the Equitable Growth Framework. They suggests that these topics deserve more attention than they receive as part of the comprehensive plan. They also suggest that these sections do not hold a strong connection with land use and zoning.	
E-Plan	General Comment	Equitable Growth Framework	Charlotte's growth has benefited all. This plan's proposal to change is not required by desired by the lower income residents and their politicians.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Place Types	Neighborhood 1 - Land Use - 1st bullet - Detached single family housing should not be designated as primary use in Neighborhood 1 description. Attached single family should be included as a use.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Neighborhood 1 - Land Use - 1st bullet - Why is only Single Family housing identified as a primary use in the Neighborhood 1 place type?	Single-family detached homes are not the only use in Neighborhood 1 but it is the primary use.
Email	General Comment	Place Types	Neighborhood 1 - Land Use - 2nd bullet -Why are the secondary land uses mentioned in the Neighborhood 1 Place Type seemingly designated to be only on 4+ Lane arterials? This seems to mean that they are incompatible in most Neighborhood 1 neighborhoods except along these types of arterials.	Encouraging duplexes, triplexes, quadraplexes, and civic uses along 4+ lane arterials provides a transition between higher volume streets and the interior of neighborhoods.
Email	General Comment	Place Types	Neighborhood 1 - Land Use - 3rd bullet - Commercial buildings are found in older neighborhoods. Why not allow them going forward in the Neighborhood 1 Place Type?	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.

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Email	General Comment	Place Types	Neighborhood 1 - Character - 1st Bullet - Setbacks should be minimal for land conservation and increased density. New construction should build to a certain zone instead.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Neighborhood 1 - Building Form - Why is there a preference for only 5 units in townhome style buildings, not 6?	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Neighborhood 1 - Point D - Pedestrian access through a main lot to an ADU should be allowed.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Neighborhood 1 - Centers are not an efficient use of space and cause sprawl. We should focus more on density along corridors and not bulleeyes of intensity at intersections. Density along corridors increases density and affordability, decreases sprawl, and makes the city more walkable.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Neighborhood 1 - Point 1 - Garages should not be the prominent element on the face of a house, should be recessed 10' from the primary face of the structure	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Neighborhood 1 - Point 2 - Most townhome style buildings are 4-6 unit stacks, what is the reasoning behind 5?	Thank you for your comment. Your observation will be shared with will be shared with the plan consultants and staff for review and evaluation.
Email	General Comment	Place Types	Neighborhood 1 - Point 5 - Variability in setbacks creates interest, you should build to zones instead of building to setbacks.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Neighborhood 1 - Point 6 - Instead of using the term greenways, you should use the term connected pedestrian networks, which is more broad.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Neighborhood 2 - Building Form - 1st Bullet -Typical wood construction is 5 stories, but if you use a podium, you could have 2 stories of parking (usually built into a slope) plus 5 stories of units. This should be allowed instead of just 5 stories of units.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Commercial Place Type, opposes height restrictions on infill buildings	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Place Types	Commercial Place Type, suggests considering corridors rather than centers	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Commercial Place Type, supports widening planting strips, sidewalks, and bike lanes	Thank you for your support. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.

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Email	General Comment	Place Types	Commercial Place Type, opposes parking between sidewalk and building	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Place Types	Campus Place Type, opposes building height restrictions	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Place Types	Campus Place Type, proposes change in language	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Campus Place Type, opposes parking between street and buildings	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Place Types	Innovation Mixed-Use Place Type, supports allowing residential townhome developments	Thank you for your support. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
Email	General Comment	Place Types	Innovation Mixed-Use Place Type, opposes building height restrictions	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Place Types	Neighborhood Center Place Type, opposes building form restrictions	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Place Types	Neighborhood Center Place Type, proposes change in title	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Community Activity Center Place Type, opposes building height restrictions	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Place Types	Community Activity Center Place Type, opposes only allowing mixed-use development (suggests residential-only buildings be allowed)	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Place Types	Community Activity Center Place Type, opposes setbacks due to increased costs	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Place Types	Regional Activity Center Place Type, suggests block size clarification	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.

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Email	General Comment	Place Types	Regional Activity Center Place Type, proposes change in title	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Regional Activity Center Place Type, opposes setbacks	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Place Types	Regional Activity Center Place Type, opposes height/setback restrictions that reduce density	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Place Types	Regional Activity Center Place Type, opposes provision of public space by developers	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Place Types	Regional Activity Center Place Type, questions need for tall ground floor	Active ground floor uses, tall ground floors, and a step back after 3-5 stories work together to create a human scale environment at the street level for buildings that are mid- to high-rise.
Email	General Comment	Place Types	Place Types, questions geographic allocation	The approach for mapping (or allocating) Place Types is detailed on pages 153 - 157 in the plan document.
Email	General Comment	Place Types	Campus Place Type, supports ground activation/security around taller "office park" type buildings	Thank you for your support. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.
Email	General Comment	Place Types	Innovation Mixed-Use, questions whether tall office towers would fit within this type	Tall office towers are most appropriate in Community and Regional Activity Center Place Types.
Email	General Comment	Place Types	Place Types, supports moving the reference matrix to the Appendix	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
E-Plan	General Comment	Place Types	There are references to "Place Type Mapping" and "Future Place Type Mapping" throughout the document. If the intention is to only have one Place Type Map (assumingly the Future PT Map) then be consistent in terminology	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Is there a Place Type Map that can be included/referenced in the plan?	Place Types are not yet mapped. The Place Type mapping effort will begin after plan adoption.

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E-Plan	General Comment	Place Types	Place Types, would like more information about the connection between rezoning and Place Types.	Each Place Type will have several zoning districts that are appropriate within that place. While details are still being discussed, the current idea is that development can meet the land development standards of one of the zoning districts assigned to that Place Type. However, if a development requests different development standards than permitted by the designated zoning districts then the project would need to go through the rezoning process.
Email	General Comment	Place Types	Place Types, supports addressing alternative energy as an infrastructure component of Place Types	Thank you for your comment. All grammatical errors and feasible graphical revisions will be reflected in the second draft plan, scheduled for May 2021.
Email	General Comment	Place Types	Place Types, supports adding language in support of multilanguage capabilities and disabilities.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Include some qualifier language in the draft plan to clarify that not all arterials are going to be designated.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Can examples be shown of each place type that we can visit and experience?	The Place Type models included in Section 2.2 are modeled after locations throughout Charlotte to demonstrate the real-life application of the Place Type tool. Place Type Mapping will begin in July, after plan adoption.
Email	General Comment	Place Types	Since the Comprehensive Plan and the UDO are being developed at the same time, do they inform each other?	The Comprehensive Plan sets the vision and goals for Charlotte and therefore, informs the UDO. The UDO is being developed at the same time as the Comprehensive Plan to ensure it accurately reflects the goals of the plan and can be implemented as soon as possible.
Email	General Comment	Place Types	In the Neighborhood 1 Place Type, transitions to areas of increased density could be done with tree save, parks, or preserves. If this buildings are used as transition, then taller, denser buildings need more setback.	Height, setbacks, open space and buffers are a few of the transition techniques that will be used to provide an adequate transition between two Place Types.
Email	General Comment	Place Types	A typical building in the Neighborhood 1 Place Type should be 3 stories. However, stories should be based on actual height from ridge line to the grade.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	All neighborhoods need common areas or access to public parks to help create a sense of community.	Thank you for your comment. Open space is permitted and encouraged in all Place Types.
Email	General Comment	Place Types	Public areas can serve as a transition to more dense areas.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Neighborhood 1 Place Type recommends that buildings along a block are usually a similar size and distance from the street to create a cohesive neighborhood character. How would this be controlled?	The Neighborhood 1 Place Type provides guidance for height and setback of buildings. The corresponding zoning districts for Neighborhood 1 will provide specific dimensions for permitted height and setbacks.

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Email	General Comment	Place Types	Open space would serve a great transition from Neighborhood 1 to Neighborhood 2. The more dense, the more important it is to provide public open space. However, the citizen believes that rooftops do not offer adequate open space.	Thank you for your comment. Open space is permitted and encouraged in all Place Types.
Email	General Comment	Place Types	Tree save should meet the criteria for Parks and Preserves Place Type. Skateparks and indoor tennis facilities would be great additions to the Parks and Preserves Place Type.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	The Parks and Preserves Place Type would benefit from residential community gardens, public access to CMS playgrounds, and public open space at libraries.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Clarify Commercial Place Type height: The closer to N1 and N2, the lower the height and/or bigger the setback. Citizen believes building height should lessen the closer you get to a neighborhood place type.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Neighborhood boundaries should be respected in place type mapping effort. The process must be collaborative and transitions between one place type and another must be addressed.	Thank you for your comment. The Place Type Mapping effort will include robust community engagement.
Email	General Comment	Place Types	Is SouthPark Neighborhood 2 or a Regional Activity Center	Place Types are not yet mapped. The Place Type mapping effort will begin after plan adoption.
E-Plan	General Comment	Place Types	Parks and Preserves should all provide easy access and clear paths of travel.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	The plan does not explain building type in Manufacturing & Logistics.	The typical building in Manufacturing and Logistics is a high-bay, single-story manufacturing, or warehousing building. Buildings widely range in size and scale depending on their context and use. (page 72)
Email	General Comment	Place Types	The Neighborhood 1 Place Type seems too broad. Neighbors may express future concern about the lack of protection this designation is affording them.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Place Types	The Neighborhood 2 Place Type seems too broad. It seems like something is lost in the consolidation (Neighborhood 1 & 2) vs. existing zoning designations.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Place Types	Is Uptown a Regional Activity Center?	Yes, Uptown is a Regional Activity Center
Email	General Comment	Place Types	The differences between Neighborhood Center and Community Activity Center are easier to distinguish in the printed version of the plan than the online version.	Thank you for your support. Feedback on the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate all the feedback received and direct staff on how to revise the draft policies.

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Public Input	General Comment	Place Types	A characteristic of the Regional Activity Place Type reads: "Buildings may be as tall as 20 stories in Uptown or when developed with community benefits such as public space and amenities or affordable housing." Is this suggesting a cap on height at 20 stories?	The suggested heights included in Place Types are guidance and a general rule of thumb. Building height maximums will be defined in the UDO.
E-Plan	General Comment	Place Types	Citizen believes that introducing small multi-family units in a single family neighborhood, as the Neighborhood 1 Place Type recommends, would devastate the value of existing homes.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
E-Plan	General Comment	Place Types	Supply vs. Demand should be considered when thinking of a Neighborhood Center Place Type. It is not feasible in remote parts of Charlotte. All modifications should be regulated at the private sector and not at the expense of the taxpayer.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Has staff had a proposal come up for a land seller where the place type is Neighborhood Center but the proposal is something different, ie residential?	Place Types are not yet mapped. All development proposals are still evaluated against the adopted Future Land Use map.
Email	General Comment	Place Types	The Neighborhood 1 Place Type should not have buildings higher than 3 stories, quads, or triplexes. The setbacks, heights and lot size that exist in an established neighborhood should remain the same. Placement of higher density units must be strategic and limited in quantity.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	The Neighborhood 2 Place Type should not have buildings higher than 5 stories but should allow duplexes, triplexes and quads placed in strategic locations and in limited quantities. Limited neighborhood-oriented retail. The setbacks, heights and lot size that exist in an established neighborhood must remain when redeveloping.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	Place Types	Transitions between place types must be well-defined.	Transitions will be addressed in the Place Type mapping effort which is scheduled to begin after plan adoption.
N/A	General Comment	Place Types	There is a need for a better understanding of what is involved in the Place Type categories - Neighborhood 1 and 2 for example. How will this information tie into the Historic Districts?	Place Types provide land use and building form guidance for neighborhoods throughout the city. The Place Type guidance informs which zoning districts are appropriate for an area. Development on a parcel must meet the land development standards of its assigned zoning districts. Historic District Overlays provide additional design regulations on top of the underlying zoning district requirements.
Email	General Comment	Place Types	Supports including some but not all of the Bonus Menu options included in TOD in future zoning districts for Neighborhood 2, Community Activity Center, and Regional Activity Center	Thank you for your comment. Support and opposition for the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	Place Types	How is the mapping guidance for Manufacturing & Logistics Place Type in support or conflict with a rezoning petition (2020-049) to rezone 150+ acres from R-3 to I-2(CD)?	Please direct questions about specific zoning petitions to assigned staff (visit rezoning.org for more information)

Equitable Development, Place Types, and the UDO
(Equitable Growth Framework + Place Types + UDO)

E-Plan	General Comment	Place Types	Has staff considered having additional online discussions where you could focus on one Place Type at a time. Neighborhood 1 is a good place to start since it appears to be getting the brunt of the critique?	Thank you for your suggestion. Online engagement options will be included in the Place Type Mapping effort.
Email	General Comment	Place Types	Suggested block length changes for the Place Types.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
E-Plan	General Comment	UDO	Language around the role of the UDO should be strengthened from "guide" to "dictate" or "shape." The UDO will be regulation and so it does more than guide development, it regulates it.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	UDO	Place Types, supports inserting an explanation of the UDO here	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	UDO	SPAN neighborhoods need to participate in the zoning district mapping. How do Community Area Plans fit into the zoning map work?	The Place Type Mapping and UDO Mapping efforts will include robust community engagement. Community Plans will be conducted after Place Type Mapping is complete and will inform updates to the Comprehensive Plan.
Email	General Comment	UDO	In terms of increasing zoning/development process efficiency, the work of negotiations should be between the community and developers, rather than signing away the community's rights in the name of effort reduction.	Adoption of the Comprehensive Plan and UDO will not eliminate the need for community input in future development. Community input will be a key component of the Place Type Mapping and subsequent community planning efforts which will inform future zoning decisions.
Email	General Comment	UDO	Where in particular will the character (ex. Modern architecture) of areas be outlined? With the UDO, how will areas with similar types but distinctly different character, without historical protection, be differentiated?	The city cannot regulate architectural design. The city can develop policies and enforce regulations to inform building form. The policy guidance for building form is included in Place Types. For each Place Type, there are several corresponding zoning districts which provide different regulations to address the nuances of different areas within one place.
Public Input	General Comment	UDO	Have been environmental impact assessment studies conducted on how ground water quality, health and sustainability of streams and lakes and ground water management (flood/sewer control) will be affected regarding the increase of high-density development proposed in existing developed areas? Studies like this are essential to balancing the needs of growth and protection of the natural environment, and stormwater runoff is one of the leading remaining causes of water quality problems in the United States.	Thank you for your comment. The implementation matrix includes a short-term actin to "evaluate the impact of 10-minute neighborhood development policies on stormwater features and see opportunities to reduce costs and maintain stormwater management objectives."
	General Comment	UDO	How do the zoning changes impact communities that are gated or already set up?	The UDO will update the city's zoning districts. The UDO Mapping process will determine which new district is appropriate for a location. Existing development does not have to conform to the new zoning standards. Future redevelopment or infill development will have to conform to the new standards.

Equitable Development, Place Types, and the UDO
(Equitable Growth Framework + Place Types + UDO)

E-Plan	General Comment	UDO	Not understanding what the UDO is about.	Please sign up for updates about the Unified Development Ordinance at https://charlotteudo.org/
Email	General Comment	UDO	The citizens of Charlotte demand the following: Establish an anti-displacement stakeholder group to review the 2040 Plan, the UDO and the mapping of Place Types, with membership appointed by the newly formed Charlotte Community Benefits Coalition(CBC). Expand representation on the Ordinance Advisory Committee to include more neighborhoods from the crescent, the CommunityBenefits Coalition, representation of tenants/renters, and representation of housing advocacy groups. Create Community Benefits Zones in which each “zone” has its own deliberative body of neighborhoods that will be referred potential development projects to which the body can decide whether or not to pursue a CBA and support the project or reject the project outright.	Thank you for your suggestion. Proposed changes will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
	General Comment	UDO	We shouldn't make changes to zoning before we determine if the areas already have the necessary existing amenities (schools, parks, etc.)	Thank you for your comment. The Place Type mapping effort will take into consideration existing and planned amenities. The UDO mapping process will be conducted after the Place Types mapping.
	General Comment	UDO	Q: Would existing covenants be honored with the UDO or would the UDO supersede it? Staff Response: Covenants are private restrictions that would not be superseded by the UDO.	Staff Response: Covenants are private restrictions that would not be superseded by the UDO.
	General Comment	UDO	Q: More conventional rezonings and can people still protest with the comp plan or UDO? Staff Response: The comprehensive plan and subsequent place types mapping is the way for the community to provide input into the process. The UDO's regulations will be tailored to implement community input. The UDO will reduce rezoning petitions. Future rezoning, if approved, will essentially be an amendment to the adopted Plan.	Staff Response: The comprehensive plan and subsequent place types mapping is the way for the community to provide input into the process. The UDO's regulations will be tailored to implement community input. The UDO will reduce rezoning petitions. Future rezoning, if approved, will essentially be an amendment to the adopted Plan.
	General Comment	UDO	Q: Would like more information on building envelopes, mixed income guidelines, neighborhood character overlay. Staff Response: In the UDO.	Staff Response: In the UDO.
Email	General Comment	UDO	The plan needs additional language specifically targeting urban sprawl.	Thank you for your suggestion. Proposed revisions will be reviewed by city staff to ensure they are feasible as well as City Council to ensure they meet the intent of the plan.
Email	General Comment	UDO	This comment was submitted as part of the mass dissent campaign labeled VOTE NO from the Myers Park Homeowners Association.	Opposition to the Charlotte Future 2040 draft policies will be shared with City Council. Council members will evaluate the community's feedback and direct staff on how to revise the draft policies.
Email	General Comment	UDO	What metrics will be used to evaluate rezonings, and will affordability be included?	This would be defined as part of the UDO process, post plan adoption.