

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

Comment Source	Who Provided Comment	Comment Category	General Comment Category	Summarized Comment	Staff Response
E-Plan	Community	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	Internal City Staff	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	Community	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	Community	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	Community	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	Community	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 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	Planning Commission	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 <a href="#">Vulnerable to Displacement map is included on page 31</a> .
Email	Planning Commission	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	Community	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	Community	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	Community	General Comment	Equitable Growth Framework	The Equitable Growth Framework may conflict 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.
Email	Planning Commission	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	Community	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.

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Public Input	Community	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	Community	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	Community	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	Community	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	Community	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	Community	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	Community	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	Community	Big Plans Coordination	Equitable Growth Framework	The definition of the ETJ mis-characterizes annexation ability and ignores that there are different road standards issues in the ETJ. The legends of the Appendix A maps should be relabeled.	Thank you for your comment. The definition of the ETJ will be revisited for the revised document. All grammatical errors and feasible graphical revisions will be reflected in the second Draft Plan, scheduled for May 2021.
Email	Planning Commission	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	Planning Commission	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	Planning Commission	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.
Email	City Council	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	Community	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	Community	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.

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Email	Planning Commission	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 <u>better understand the consequences (intended and unintended) of those decisions.</u>	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	Planning Commission	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 <u>communities and concentrated areas of poverty that extend broadly around Uptown</u>	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	Planning Commission	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	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	Planning Commission	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	Community	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	Community	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.
N/A	Community	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	Planning Commission	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	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	Planning Commission	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	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	Planning Commission	Grammatical Error/Typo	Equitable Growth Framework	Recommendation to add additional text addressing the implementation 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	Planning Commission	Grammatical Error/Typo	Equitable Growth Framework	Recommendation to add additional Equity metrics and Vulnerability to Displacement Metrics and address impact and solutions to Vulnerability to Displacement.	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. The importance of Vulnerability to Displacement as well as policies addressing vulnerability can be found in Section 1.3 and Goals 2, 3, and 9 in the Plan.
Email	Planning Commission	Grammatical Error/Typo	Equitable Growth Framework	Recommendation to add text addressing the importance of Access to Essential Amenities, Goods, and Services to neighborhoods in Charlotte and remove text regarding access and proximity and the implications of lack of Access to Essential Amenities, Goods, and Services.	Thank you for you comment. Language addressing the importance of Access to Essential Amenities, Goods and Services can already be found on the next page of this section.
Phone	Community	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	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	Community	General Comment	Equitable Growth Framework	What is the Plan to encourage more diversity? If we want to build equity, we have to create opportunity for people who are different to meet and live wiht each other.	Thank you for your question. The Plan encourages diversity by fostering a diversity of housing, employment, and other opportunities in order to allow people of all races and incomes to live in Charlotte.

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E-Plan	Community	General Comment	Equitable Growth Framework	"Employment in Commute Shed" is identified as a way to analyze Access to Employment Opportunity. Please clarify what "Employment in Commute Shed" means.	Thank you for your comment. The suggested revisions will be reflected in the second Draft Plan, scheduled for May 2021.
E-Plan	Community	General Comment	Equitable Growth Framework	The Equitable Growth Framework states that the "community desires an asset-based approach to planning and development". Please clarify what an "an asset-based approach" looks like.	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	Community	General Comment	Equitable Growth Framework	It is important to not only have access to housing, but for minorities and lower income communities to have access to the social networks segregated into the wealthy Charlotte neighborhoods.	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	Community	General Comment	Equitable Growth Framework	Access to to Employment Opportunity should also be analyzed based on access to the segregated social networks that exist in Charlotte.	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	Community	General Comment	Equitable Growth Framework	Integrating low income and disadvantaged residents into more well to do area of the city and focusing on overcoming social network barriers is key to upward economic mobility.	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	Community	General Comment	Equitable Growth Framework	Suggestion to note, in the Equitable Growth Framework Section, that environmental inequities can lead to average lifespans for those in close proximity to industrial or transportation corridor.	Thank you for your comment. The suggested revisions will be reflected in the second Draft Plan, scheduled for May 2021.
Email	Community	Grammatical Error/Typo	Equitable Growth Framework	Change caption from "Map at left: Percentage of Households within ½ mile of Childcare and Early Childhood Education" to "Map at left: Percentage of Households within ½ mile of Parks, Open Space, and Trails"	Thank you for your comment. The suggested revisions will be reflected in the second Draft Plan, scheduled for May 2021.
Email	Community	General Comment	Equitable Growth Framework	Certain concepts in the Comp Plan are forward thinking and facilitate equitable growth of our neighborhoods and businesses.	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	Community	General Comment	Equitable Growth Framework	There are twenty three (23) measures within the four Equity Metrics that are proposed as part of the framework methodology. The City proposes to use Place Type Mapping from "Data Grid Cells" to determine which meet the criteria. We caution that this should be a framework only and if a site doesn't check all the boxes and criteria of the	Thank you for your comment. 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	Community	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	Internal City Staff	Graphic Error/Suggestion	Place Types	Image 7 (airport runway) is pixelated. Page 75.	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	Internal City Staff	Grammatical Error/Typo	Place Types	Innovation & Mixed Use Place Type's sixth Notable Characteristic - missing comma between "Small" and "older"	Thank you for your comment. All grammatical errors and feasible graphical revisions will be reflected in the second Draft Plan, scheduled for May 2021.
E-Plan	Community	Big Plans Coordination	Place Types	Neighborhood 1 - How will lower-density residential neighborhoods transition to higher-density centers without degrading neighborhood character?	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	Community	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.

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Email	Community	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	Community	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	Community	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.
Email	Community	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	Community	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	Community	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	Community	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 affordabiity, 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	Community	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	Community	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	Community	General Comment	Place Types	Neighborhood 1 - Point 5 - Variability in setbacks creates interest, you should build to zones instead of builidng 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	Community	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	Community	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	Community	Graphic Error/Suggestion	Place Types	An error in the Commercial Place Type graphic makes it seem as though signs can be located in the Planting strip/row.	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	Community	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.

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Email	Community	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	Community	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.
Email	Community	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	Community	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	Community	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	Community	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	Community	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	Community	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	Community	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	Community	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	Community	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	Community	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	Community	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	Community	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	Community	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	Community	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	Community	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	Community	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	Community	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	Planning Commission	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	Planning Commission	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	Planning Commission	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	Planning Commission	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	Community	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 (assumably 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	Planning Commission	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.
E-Plan	Community	General Comment	Place Types	Neighborhood 1 Place Type, supports requiring consistent setback, footprint, height, etc. of new housing construction	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	Community	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
Email	Community	Big Plans Coordination	Place Types	The mixture of uses conflicts with buffer regs, impervious requirements, tree canopy goals/ rules, etc. You can't meet 100% of 'complete neighborhoods' when doing backfill.	Thank you for your comment. The concern of competing interests has been addressed in the letter from staff and the mayor at the beginning of the new draft document. These conflicts will be resolved based on the priorities of individual areas through the Community Area Planning Process.

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Email	Community	Big Plans Coordination	Place Types	There is currently limited flexibility in block lengths and road widths. It says flexibility but then says 'not to exceed.'	Thank you for your comment. Revised text allowing increased flexibility will be reflected in the second Draft Plan, scheduled for May 2021.
Email	Planning Commission	General Comment	Place Types	Place Types, should address alternative energy as an infrastructure component of Place Types	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	Planning Commission	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	Community	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	Community	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	Community	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	Community	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	Community	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	Community	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	Community	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	Community	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.
Email	Community	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	Community	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	Community	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.



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

Email	Community	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	Community	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	Community	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	Community	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	City Council	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	City Council	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	City Council	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	City Council	General Comment	Place Types	Is Uptown a Regional Activity Center?	Yes, Uptown is a Regional Activity Center
Email	Planning Commission	Graphic Error/Suggestion	Place Types	Adding a wheelchair image in the "Complete Places" graphic would strengthen the mobility message.	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	Planning Commission	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.
Public Input	Community	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	Community	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	Community	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	Community	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.

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

Email	Community	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 <u>strategic and limited in quantity</u> .	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	Community	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 whenredeveloping.	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	Community	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	Community	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 it's assigned zoning districts. Historic District Overlays provide additional
Email	City Council	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	City Council	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)
Email	Planning Commission	Grammatical Error/Typo	Place Types	There is a typo in Section B of the Regional Activity Center Place Type's "Bird's Eye Highlights" section. The word "con" needs to be changed to "can".	Thank you for your comment. All grammatical errors and feasible graphical revisions will be reflected in the second Draft Plan, scheduled for May 2021.
E-Plan	Community	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	City Council	Graphic Error/Suggestion	Place Types	On page 18 in the photos points C/D conflict with single-family zoning change.	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	Community	General Comment	Place Types	Are the Neighborhood Place Types considerate of those that need affordable housing?	Thank you for question. Affordable housing is addressed through the Plan Policies, and particularly Goals 2 and 3, which will apply to all Place Types
E-Plan	Community	General Comment	Place Types	How do we keep parking costs reasonable here so everyone can enjoy the amenities within Regional Activity Center Place Types?	The Charlotte Future 2040 Plan provides a long-term vision for the entire city. The Plan does not address specific parking costs.
E-Plan	Community	General Comment	Place Types	In the Neighborhood 1 Place Type, there needs to be a limit on the number of duplexes and triplexes 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.
E-Plan	Community	General Comment	Place Types	Existing R3, R4, and R5 communities that abut transit corridors or commercial centers should have Neighborhood 2 place type so new multi-family construction and duplexing, triplexing, and two bedroom ADUs renovations can be create density within walking distance of shops and services.	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	Community	General Comment	Place Types	Efforts should be made, when considering land acquisition for Parks and Preserves Place Types, to focus on equitable outcomes for low income and minority areas which disproportionately lack green space, tree canopy, and access to healthy foods.	The Plan is intended to define a long-term vision for the entire city. Further guidance for specific locations of Place Types will be provided in Place Type mapping and Community Planning efforts.

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

E-Plan	Community	General Comment	Place Types	Where possible, European models of building housing density over ground floor commercial to avoid strip mall sprawl should be included in this commercial place type.	Thank you for your suggestion. This level of detail will be addressed in the Unified Development Ordinance and the Place Types Mapping process.
E-Plan	Community	General Comment	Place Types	Dense gentrification-proof affordable housing should be promoted in Campus place type areas to encourage workforce housing opportunities.	Thank you for your suggestion. Housing is allowed in the Campus Place Type. Further detail will be addressed in the Unified Development Ordinance and the Place Types Mapping process.
E-Plan	Community	General Comment	Place Types	Dense gentrification-proof affordable housing should be promoted in Manufacturing and Logistics place type areas to encourage workforce housing 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.
E-Plan	Community	General Comment	Place Types	It is important to work with land trusts to provide affordable housing that is "gentrification-proof" within Innovation Mixed-Use place types. Existing single family homes should be considered for land trust purchase, renovation into duplexes/triplexes, and additional affordable housing.	Thank you for your suggestion. Housing is allowed in the Innovation Mixed Use Place Type. Further detail will be addressed in the Unified Development Ordinance and the Place Types Mapping process.
E-Plan	Community	General Comment	Place Types	Where new built retail or services are infilled into Innovation Mixed-Use places, upper floor affordable housing should also be provided, so service workers can live within walking distance of jobs and services.	Thank you for your suggestion. This level of detail will be addressed in the Unified Development Ordinance, the Place Types Mapping, and Community Area Planning process.
E-Plan	Community	General Comment	Place Types	In Neighborhood Center place types, where possible, occasional streets should be converted into pedestrian malls or common green spaces that ground floor retail and services front on, while upper floor residential (including affordable housing) provides density and housing for service workers within walking distance of service jobs. Trying to build density and avoid individual car ownership requiring parking in these areas should be a goal. Access focus should be via public transportation, rideshare, and last mile solutions that provide room for livable pedestrian plazas and green space instead of parking.	Thank you for your suggestion. This level of detail will be addressed in the Unified Development Ordinance, the Place Types Mapping, and Community Area Planning process.
E-Plan	Community	General Comment	Place Types	In Community Activity Centers, affordable multi-family housing for service workers should be built over ground floor restaurants, retail and services. Occasional streets should be closed to form (water permeable) pedestrian malls and green spaces that restaurants and retail can front on. Public transit and ride share should be encouraged while parking is reduced to make areas last mile solution friendly for surrounding neighborhoods and areas.	Thank you for your suggestion. Mixed use housing is allowed in the Community Activity Center Place Type. Further detail will be addressed in the Unified Development Ordinance and the Place Types Mapping process.
E-Plan	Community	General Comment	Place Types	In Regional Activity Centers, low income housing that is affordable (in perpetuity) by service workers employed in this area should be provided for in all multi-family and commercial new development. Pedestrian/last mile solution bridges across limited access highways should be provided adjoining low income communities. Where highways divide historically segregated minority communities from activity centers, consideration of removing the highway and converting to green space, parks and other needed amenities should be strongly considered. Access should be focused on public transit, rideshare and last mile solutions in these areas, to discourage individually owned car use and the need for commuter parking.	Thank you for your suggestion. Mixed use housing is allowed in the Regional Activity Center Place Type. Further detail will be addressed in the Unified Development Ordinance and the Place Types Mapping process.
Email	Community	General Comment	Place Types	Recommendation to publish an inventory of vacant public and private land with its designated place type? Publish the inventory annually?	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.

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

Email	Community	General Comment	Place Types	Why are all of the Place Types redundantly included in both Section 2 and Appendix B (see page 56 and 244 as an example)? To add to the confusion, the sections are not exactly the same. This leads to obvious opportunities for conflict and wherever changes are made to these sections, they must be made in both sections. The overall Plan document could easily be shortened and simplified by avoiding this repetition.	As described in the “How to Use this Document” section of the Plan on Page 17, the abbreviated Place Type components are in the main document and the more detail can be found in the Appendix.
Email	Community	General Comment	Place Types	Appears to ignore that development occurs 1 parcel at a time and one use at a time and adjacent property owners do not necessarily sell at the same time. For example: A residential for-rent developer does not know how and may not even be properly licensed to build a child-care facility.	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	Community	General Comment	Place Types	Neighborhood 2: “Buildings are designed with active ground floor uses” – No definition on what uses are considered “active”, what % is required, does the requirement only pertain to facades fronting public streets, thoroughfares? No concept of market viability of ground floor commercial use requirements.	Active ground floor uses are not limited to commercial use to provide flexibility to respond to market demand. Allowed uses and development standards will be defined within the Unified Development Ordinance.
Email	Community	General Comment	Place Types	Neighborhood 2: Add “Where economically viable” at the beginning of the 2nd bullet. It is impractical to expect first floor commercial everywhere for example, so there needs to be a financial viability metric. - Same comment on page 244 in App B.	The Comprehensive Plan is a policy document that seeks to establish an overarching vision for growth and development. The Plan does not prescribe ground-floor uses. Allowed uses and development standards will be defined within the Unified Development Ordinance.
Email	Community	General Comment	Place Types	Neighborhood 2: Open Space: Natural open spaces should be included in neighborhoods – Who is responsible for providing these natural open spaces? Will these areas be pre-determined?	The Open Space described on page 56 is related to the Neighborhood Place Type. Open Space requirements exist in current development regulations and will be required in specific zoning districts in the Unified Development Ordinance.
Email	Community	General Comment	Place Types	Neighborhood 2: Under Urban Forest, the requirement of 35-45% tree canopy seems excessive. Also, how is that determined? Initially or after 10 years of tree growth or what? How do these percentages compare to what we do now? If this requirement is an increase, it will be VERY problematic, and this requirement is repeated countless	The recommendation of a 35-45% tree canopy cover range for the Neighborhood 2 place type was developed during the recent Tree Canopy Action Plan (TCAP). TCAP was a community-driven stakeholder process that served as a companion effort to the Charlotte Future 2040 Comprehensive Plan. The recommendation was developed based TCAP stakeholder discussion/review that included consideration of policy items in the current draft of the
Email	Community	General Comment	Place Types	Neighborhood 2: Do we really need 8-foot sidewalks in a primarily residential neighborhood? This will add cost and reduce density, two stated goals of the overall Plan.	The proposed sidewalk width does not impact the building setback and as a result, density is not impacted. 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	Community	General Comment	Place Types	Commercial: Given the massive changes in the retail landscape, it is difficult to predict what shopping centers and retail-oriented commercial areas will look like in the years ahead. All parties can agree however that more proximate housing density benefits commercial. Wherever possible then, we would recommend that multifamily housing be allowed above or adjacent to commercial.	The Neighborhood 2 Place Types includes multi-family housing as a recommended land use and is intended to locate near non-residential uses like commercial or retail. A summary of the of the Neighborhood 2 Place Type is on Page 50, 56 and 154 of the draft Plan document.
Email	Community	General Comment	Place Types	Commercial: Under Land Use, please add the following sentence at the end of the section: “Higher-density residential units are also allowed where practical.”	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	Community	General Comment	Place Types	Commercial: Under Land Use, please add the following sentence at the end of the section: “Higher-density residential units are also allowed where practical.”	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	Community	General Comment	Place Types	Commercial: The photo on page 67 (and 259) appears to show multifamily residential so the use should be included under Land Use on page 64.	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	Community	General Comment	Place Types	Commercial: Add multifamily residential to the Typical Uses Key at the bottom of the pages.	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	Community	General Comment	Place Types	Commercial: Notable Characteristic #4 says limited parking and drive through lanes between sidewalk and front door. This creates design challenges for customer and truck circulation.	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.

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

Email	Community	General Comment	Place Types	Commercial: Tree canopy cover requirement of 25% - 35% seems excessive. How does this compare to the current tree ordinance?	Results of a place type tree canopy coverage assessment completed during TCAP determined that the total average canopy cover (circa 2018) for areas most likely to be designated as Commercial is approximately 27.6%. This percentage is a canopy goal not a regulatory requirement.
Email	Community	General Comment	Place Types	Commercial: Surface parking in front of buildings is "allowed, but the size should be limited". This could be a serious problem depending on how the UDO is drafted. Does this just mean buildings fronting streets or all buildings? Problematic for tenants like Target or Harris Teeter.	Specific development standards will be defined within the Unified Development Ordinance.
Email	Community	General Comment	Place Types	Commercial: The language about accommodating rideshare, micro mobility and designated bike and scooter parking also could be problematic	Thank you for your comment. The Comprehensive Plan establishes the overarching vision for growth, development and envisions create safe and equitable mobility options for all Charlotteans.
Email	Community	General Comment	Place Types	Commercial: Required on-street parking on the internal street network also creates problems for parking count efficiency and circulation. This has typically been requested, but usually we make tradeoffs on sidewalk and planting strip cross sections to accommodate.	Specific development standards will be defined within the Unified Development Ordinance.
Email	Community	General Comment	Place Types	Manufacturing and Logistics: Building Form –“Buildings include entrances on the street side to provide pedestrian access from the public sidewalk” - may not be suited for large sites that are internal with large exterior tree buffers and significant topographical challenges." We would recommend that you add “Where possible” to	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	Community	General Comment	Place Types	Manufacturing and Logistics: Seems to indicate that “infill cluster of office uses” would need to be part of the Manufacturing and Logistics. If that is what is intended, it is inappropriate and incompatible as a use.	Thank you for your comment. All suggested revisions to the Plan document will be shared with Charlotte City Council who ultimately make the decision on plan approval.
Email	Community	General Comment	Place Types	Manufacturing and Logistics: Under bullet #8 the requirement that “high volume of large truck traffic should be . . .out of view of the public realm”. These places are all about trucks so this is not always possible. Please add something like “to the extent reasonably possible” to the end.	Thank you for your comment. All suggested revisions to the Plan document will be shared with Charlotte City Council who ultimately make the decision on plan approval.
Email	Community	General Comment	Place Types	Manufacturing and Logistics: Under Urban Forest, "Newly constructed parking areas are designed and constructed to accommodate shade trees" - this is incompatible with large tractor trailer uses. Trailers overhang curb lines and conflict with planter areas. This should not apply to trailer or truck court type uses.	The requirement and practice of accommodating shade trees in tractor trailer parking areas is already occurring and specific flexibility is provided for these parking areas by the Charlotte Tree Ordinance.
Email	Community	General Comment	Place Types	Manufacturing and Logistics: Building Placement: this promotes less development density and more land required. There will be FAR issues with the way these two bullet points are conflictingly stated.	This section of the Plan specifically states “typically” and not “required”. Development standards and requirements will be specified in the Unified Development Ordinance.
Email	Community	General Comment	Place Types	Manufacturing and Logistics: Parking and Loading: it is stated that “surface parking in front of buildings is allowed but the size should be limited”. That is a bit unclear but in front of industrial buildings is where almost all auto parking is located. This also conflicts with what is stated under the Building Placement section.	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	Community	General Comment	Place Types	Manufacturing and Logistics: This section could be saying that no loading docks can be located on the street side of the building which is not practical with today's modern, cross-docked designs.	This section of the Plan specifically states “typically” and not “required”. Development standards and requirements will be specified in the Unified Development Ordinance.
Email	Community	General Comment	Place Types	Manufacturing and Logistics: Second bullet point makes no logical sense. What other parking would there be? This should be deleted to avoid confusion.	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	Community	General Comment	Place Types	Manufacturing and Logistics: Block Lengths & Street Networks: block lengths of 600' ideally and 1,000' maximum is possibly the BIGGEST ISSUE in this place type and is not practical. The tree canopy cover is suggested to be 25% to 35% with no mention of how much of that canopy will be provided by street trees nor is there any recognition of trees in a constrained environment.	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.

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

Email	Community	General Comment	Place Types	Manufacturing and Logistics: The illustrations suggest that every such center is composed of many different development types, but the retail and services components are likely to be predominate. The interspersal of single-family residential uses in the middle of the retail area parking lots is not likely to occur.	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	Community	General Comment	Place Types	Manufacturing and Logistics: The Plan is not clear as to the types of auto oriented uses will be allowed as compared to the types of auto-oriented uses typically located in Neighborhood Commercial areas.	In the Land Use section on Page 280, there is a list of typical uses provided. Allowed uses for various zoning districts will be specified in the Unified Development Ordinance.
Email	Community	General Comment	Place Types	Manufacturing and Logistics: One has to read carefully to discover that this is the 'place type' for the Uptown area of the city as it completely ignores the type, height, and mix of the uses already there. Otherwise, how could it propose that the buildings would be "mid to high rise" and then limit building heights to 20 stories?	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	Community	General Comment	Place Types	Manufacturing and Logistics: Mobility: there are references to freight rail and proximity to airports. Neither is typically needed or necessarily beneficial. Staff has been fixed on a false narrative that industrial uses need to be near the airport.	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	Community	General Comment	Place Types	Manufacturing and Logistics: Under Mobility is the concept of Mobility Hubs, which states "transit stations, pick-up and drop off areas, bike parking and rental, and micro-mobility options should be provided . . ." Does this mean we have to have a transit station?	The Charlotte Area Transit System (CATS) is currently developing the Envision My Ride Bus priority study and Connect Beyond that will establish mobility hubs which are nodes that provide a safe and convenient switch between modes of transportation.
Email	Community	General Comment	Place Types	Manufacturing and Logistics: While we're accustomed to putting in bike parking (albeit never used), why require bike rental? Finally, what is a micro-mobility option?	Micromobility is a category of light-weight transportation designed for individual use. Examples of micromobility technology include electronic scooters and ebikes, traditional bicycles and scooters, Segways, electric skateboards, electric water bikes and hoverboards. This term has been added to the Plan Glossary.
Email	Community	General Comment	Place Types	Manufacturing and Logistics: Truck traffic will be best suited to routes that will have low impact to neighborhoods or open spaces - to blanket that there will be NO impact is and an impossible goal.	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	Community	General Comment	Place Types	Innovation Mixed Use: Building Form: "Multifamily buildings of 4 stories or fewer" are expected to have "active ground floor uses - tall ground floors and a high degree of transparency" – Buildings featuring ground floor retail yet limited to only three levels of Residential above is not probable in most sub-markets in Charlotte. No concept of market viability of ground floor commercial use requirements especially in pioneering adaptive reuse locations as these Innovative areas are defined.	Guidance for newer buildings in the Innovation Mixed-Use place type permits up to six stories. Thank you for your suggestion about the market viability of active ground floor uses. 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	Community	General Comment	Place Types	Neighborhood Center: Existing Place Type Layout: Multifamily developer would need to acquire three corners of this prominent intersection to be able to execute what is diagramed here. Very unlikely that this can be achieved. Note F states that this type of use should have primarily on-street parking and small surface lots...	The Aspirational Place Type Layout illustrated for Neighborhood Center is not intended to be one redevelopment project. The diagram illustrates how sites can infill or redevelopment overtime in an area to achieve the Plan goals.
Email	Community	General Comment	Place Types	Neighborhood Center: The high degree of transparency using clear glass always creates problems. When you have 4 sided storefront buildings at the front of a project, there's no way to screen the back of house if you have too much glass.	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	Community	General Comment	Place Types	Neighborhood Center: Prominent building entrances connected directly to the public sidewalk also creates problems if the customer entrance faces internally or if there is a big elevation differential between the sidewalk and the building.	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	Community	General Comment	Place Types	Neighborhood Center: The bird's eye highlights say "primarily on-street parking and small surface lots". Do they intend no grocery stores in this district?	Grocery stores are an intended use in the Neighborhood Center place type. Thank you for your comment about the proposed parking guidance in Neighborhood Center. 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	Community	General Comment	Place Types	Neighborhood Center: "Greater use of pervious pavement and green infrastructure will be encouraged."	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	Community	General Comment	Place Types	Neighborhood Center: "Ground floor of structured parking facilities includes active uses when fronting streets." Lots of problems with this concept, but mainly the definition of street is at play. If internal streets don't count, this might be ok.	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	Community	General Comment	Place Types	Neighborhood Center: 10' sidewalk requirement would be very onerous and expensive.	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	Community	General Comment	Place Types	Neighborhood Center: "On street parking is required on Local and Main streets." Required is a strong word. Currently in MUDD we get some other design credits if we accommodate on street parking.	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	Community	General Comment	Place Types	Regional Activity Center BUILDING FORM: "Buildings may be up to 20 stories when developed with community benefits." So every project in Uptown will be tied to a CBA? On top of that, there will be no more towers like BoFA Corporate Center or Duke Energy Center? One has to assume the height restriction is designed to extract dollars in exchange for building above 20 stories, which will almost always be the case for any Uptown project. The added cost of CBAs and building above an arbitrary twenty stories will certainly hurt economic development in Uptown. Currently height in Uptown is primarily limited by market forces and whatever the FAA will allow in a specific location.	Thank you for your comment. 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	Community	General Comment	Place Types	Regional Activity Center: BUILDING FORM: "Buildings are designed to step back after 3-5 stories, to provide a human scale at street level." This is getting too "in the weeds" and restrictive of architectural design. We are used to restrictions at street level, i.e., ". . . active ground floor uses. . . tall ground floors. . . clear glass windows . . ." but requiring step backs is going too far. Not every lot or project will be able to accommodate this requirement because of a physical or financial limitation, or both.	Thank you for your comment. 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	Community	General Comment	Place Types	Regional Activity Center: BUILDING FORM: "Buildings over 8-10 stories may have Point Towers . . ." – same comment as above, except it's nice that it doesn't read as a requirement whereas the "step back" language at least implies a requirement.	Thank you for your comment. 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.

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

Email	Community	General Comment	Place Types	Regional Activity Center: OPEN SPACE: "Improved open space is a key feature of this Place Type." Will current open space requirements increase? This can be viewed as a blank check for future UDO open space requirements.	Open Space requirements exist in current development regulations and will be required in specific zoning districts in the Unified Development Ordinance.
Email	Community	General Comment	Place Types	Regional Activity Center: OPEN SPACE: "Rooftop patios and upper story balconies." Leave those things up to the building owner, please.	Thank you for your comment. 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	Community	General Comment	Place Types	Regional Activity Center: NOTABLE CHARACTERISTICS: "Buildings may be as tall as 20 stories in Uptown or when developed with community benefits such as public spaces and amenities or affordable housing." In view of the previous statement that "buildings may be up to 20 stories when developed with community benefits," it's hard to make sense of this follow-up statement on the same subject. Does this mean buildings up to 20 stories in Uptown don't need to provide community benefits but those that are outside of Uptown must provide such benefits? Or does it mean buildings in Uptown over 20 stories must provide community benefits? It does not sound favorable for economic development in Uptown or Regional Activity Centers designated elsewhere.	Thank you for your comment. 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	Community	General Comment	Place Types	Regional Activity Center: NOTABLE CHARACTERISTICS: "step backs" mentioned again. See comment above.	Thank you for your comment. 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	Community	General Comment	Place Types	Regional Activity Center: URBAN FOREST: "Tree canopy coverage ranges 15-25%. 90% of all public and street planting sites will have trees." Is this a change to the current Ordinance?	The Comprehensive Plan is a policy document and provides ranges that will be regulated through the UDO. Tree canopy coverage percentage is a canopy goal not a regulatory requirement or change to the current tree ordinance. Results of a place type tree canopy coverage assessment completed during TCAP determined that the total average canopy cover (circa 2018) for areas most likely to be designated as Regional Activity Center is approximately 18%. Planting sites percentage is also a canopy goal and not a regulatory requirement. Both canopy goals will be achieved by combining regulatory requirements, non-regulatory city programs, private planting, and natural tree growth.
Email	Community	General Comment	Place Types	Regional Activity Center: BUILDING PLACEMENT: This entire section is confusing. Are building setbacks going to be uniform depending on the type of street or are they going to vary from property to property?	The Comprehensive Plan is a policy document and provides ranges that will be regulated through the UDO. Allowed uses, standards and other requirements for various zoning districts will be specified in the Unified Development Ordinance.
Email	Community	General Comment	Place Types	Regional Activity Center: PARKING AND LOADING: "Parking areas and areas adjacent to buildings and destinations include accommodations for rideshare access, micro mobility options, and designated bike and scooter parking. What is meant by micro mobility?"	Micromobility is a category of light-weight transportation designed for individual use. Examples of micromobility technology include electronic scooters and ebikes, traditional bicycles and scooters, Segways, electric skateboards, electric water bikes and hoverboards.
Email	Community	General Comment	Place Types	Regional Activity Center: PEDESTRIAN & BICYCLE FACILITIES: "Local . . . streets have 8 foot sidewalks with amenity zones . . ." Amenity zones, mentioned several times, are not defined.	The Comprehensive Plan is a policy document and provides ranges that will be regulated through the UDO. Allowed uses, standards and other requirements for various zoning districts will be specified in the Unified Development Ordinance.



Equitable Development, Place Types, and the UDO  
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Email	Community	General Comment	Place Types	Regional Activity Center: ACCESS: "Cross access is used to help limit number of driveways . . ." Without an existing easement or public alley this is problematic. Why not say cross access is encouraged rather than make it sound mandatory or required?	Thank you for your comment. 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	Community	General Comment	Place Types	Opposition to the idea that larger setbacks are needed. None of the best "urban" or "downtown" locations in the United States and across the world feature setbacks.	Thank you for your comment. Detail on specific setback standards will be addressed through the Unified Development Ordinance. You can get involved with this process and sign up for updates about the Unified Development Ordinance at <a href="https://charlotteudo.org/">https://charlotteudo.org/</a>
Email	Internal City Staff	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	Community	General Comment	Place Types	Where are Neighborhood 2 Place Type designations in Charlotte?	Place Types are not yet mapped. The Place Type mapping effort will begin after plan adoption and will determine the location of Neighborhood 2 in Charlotte.
Email	Internal City Staff	Grammatical Error/Typo	UDO	Typo under resilient.	Thank you for your comment. All grammatical errors and feasible graphical revisions will be reflected in the second Draft Plan, scheduled for May 2021.
E-Plan	Community	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.
Public Input	Community	Big Plans Coordination	UDO	UDO introduction says it takes 2 - 4 years to get a UDO after Comp Plan adoption. This conflicts with other timelines referenced in plan about CLT's UDO timing. Consider striking to avoid confusion.	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	Community	Big Plans Coordination	UDO	Current rules on ADU size relative to primary structure conflict with goals for more open space, removing tree save incentives, adding paths, buying undeveloped Prop., bigger setbacks, wide roads-- These mean less density, you can't preserve & then also encourage.	Thank you for your comment. The concern of competing interests has been addressed in the letter from staff and the mayor at the beginning of the new draft document. These conflicts will be resolved based on the priorities of individual areas through the Community Area Planning Process.
Email	Community	Big Plans Coordination	UDO	The proposed changes to private agreements (on parking) conflict with the requirements in zoning.	Thank you for your comment. These potential conflicts will be resolved in the Unified Development Ordinance.
Email	Planning Commission	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	Community	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.

Equitable Development, Place Types, and the UDO  
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Email	City Council	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	City Council	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	Community	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 action to "evaluate the impact of 10-minute neighborhood development policies on stormwater features and see opportunities to reduce costs and maintain stormwater management objectives."
	Community	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.
E-Plan	Community	General Comment	UDO	Not understanding what the UDO is about.	Please sign up for updates about the Unified Development Ordinance at <a href="https://charlotteudo.org/">https://charlotteudo.org/</a>
Email	Community	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.	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.
	Community	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.
	Phipps	General Comment	UDO	Would existing covenants be honored with the UDO or would the UDO supersede it?	Covenants are private restrictions that would not be superseded by the UDO.
	Johnson	General Comment	UDO	More conventional rezonings and can people still protest with the Comprehensive Plan or UDO?	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.
	Johnson	General Comment	UDO	Would like more information on building envelopes, mixed income guidelines, neighborhood character overlay.	This level of specificity will be addressed in the UDO.
Email	Planning Commission	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.

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

Email	Community	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	Community	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.
Email	Community	General Comment	UDO	When will the Community receive a UDO update? When will there be a Community Overview with the opportunity to ask questions?	The UDO update will be available following Plan Adoption and a draft can be expected in the summer of 2021. To participate in the UDO process please sign up at <a href="https://charlotteudo.org/">https://charlotteudo.org/</a>
Email	Community	General Comment	UDO	This is the first place you've written that it takes 2 to 4 years to get a UDO after the Comp plan is approved. That would indicate that the First phase implementation steps that involve regulations are aggressive and might be in the 5th year.	Thank you for your comment. 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	Community	General Comment	Equitable Growth Framework	I see the term "equitable" used frequently, which means "unequal treatment under the law." How do you differentiate this from Communism?	Thank you for your comment. The term "equitable" in the Plan is defined as providing people with the opportunity necessary to meet their specific needs. It means fairness in how public investments are made. It is not used or intended to be unequal or similar to Communism, which is often defined as a society that aims to replace private property and a profit-based economy with public ownership and communal control. We think these are very different concepts.
Email	Community	General Comment	Equitable Growth Framework	The City of Charlotte should look to Greenville, SC and their attempt to build an equitable city that deals with the issues of systemic racism, and growing socioeconomic disparity.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Email	Community	General Comment	Place Types	Opposition to Building Form recommendations in the Regional Activity Place Type. Do not discourage taller buildings by tying height to community benefits/added costs. Also, specific height limitations outside of Uptown should be specified in the UDO, not this plan.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Email	Community	General Comment	Place Types	Please define a Mobility Hub. The term is used interchangeably between the place types though it will clearly have different applications in each one.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Email	Community	General Comment	Place Types	Given the fact that some of the desired uses in the Commercial Place Type are retail and restaurants, there are some instances where adding higher density MF residential uses would be appropriate to create a walkable, sustainable environment. Please add "higher density multifamily residential uses" under Land Use to allow for this	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Email	Community	General Comment	Place Types	In the Neighborhood Center Place Type's Building Form recommendations, please change to allow for "up to 5 stories". If not, it may be best to remove this policy completely and only include it in the UDO.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Public Input	Community	General Comment	Place Types	Opposition to height restrictions on high rise buildings. Support of increased density in all Place Types where single family housing is allowed.	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.
Public Input	Planning Commission	General Comment	Equitable Growth Framework	The Plan introduces a definition of equity page which is inadequate to the task at hand. The Plan calls equity the "key guiding principle" of the plan, making an operational definition of equity all the more necessary - but the description of the equitable growth framework is unnecessarily vague. Recommendation to take a deeper dive on equity,	This comment was received after the May 20th 2021 Recommended Draft Plan release. All comments received in this second public comment window will be reviewed by City Council and City Staff to determine necessary revisions prior to Plan Adoption.