

The City of Charlotte Land Development Submittal Process

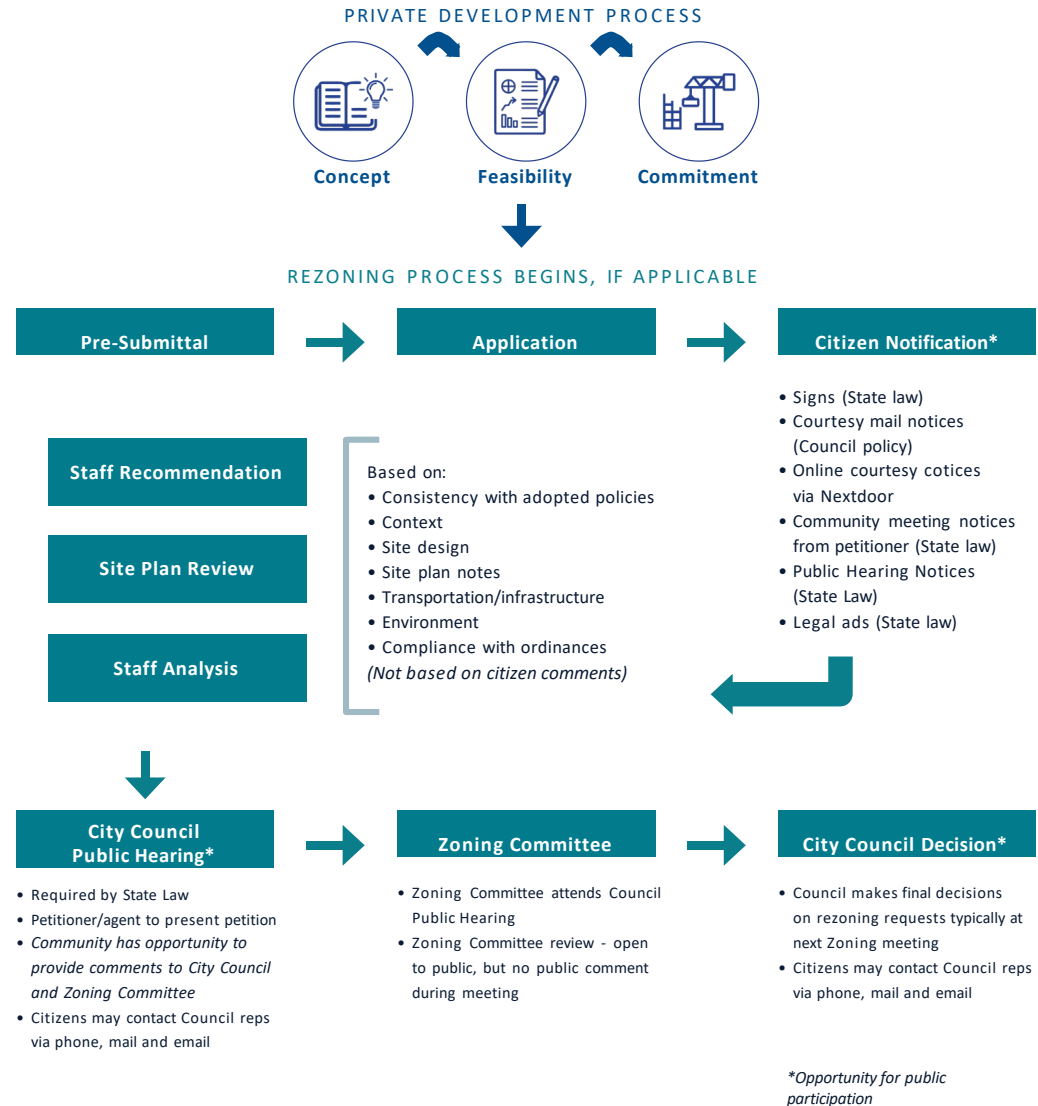
Introductions

Solomon Fortune: Zoning Administrator (Planning Land Development)
Development)
704-336-8326
solomon.fortune@charlottenc.gov

Customer Service: 704-336-6692

Current City Processes

Rezoning Petitions



What does Land Development Do?

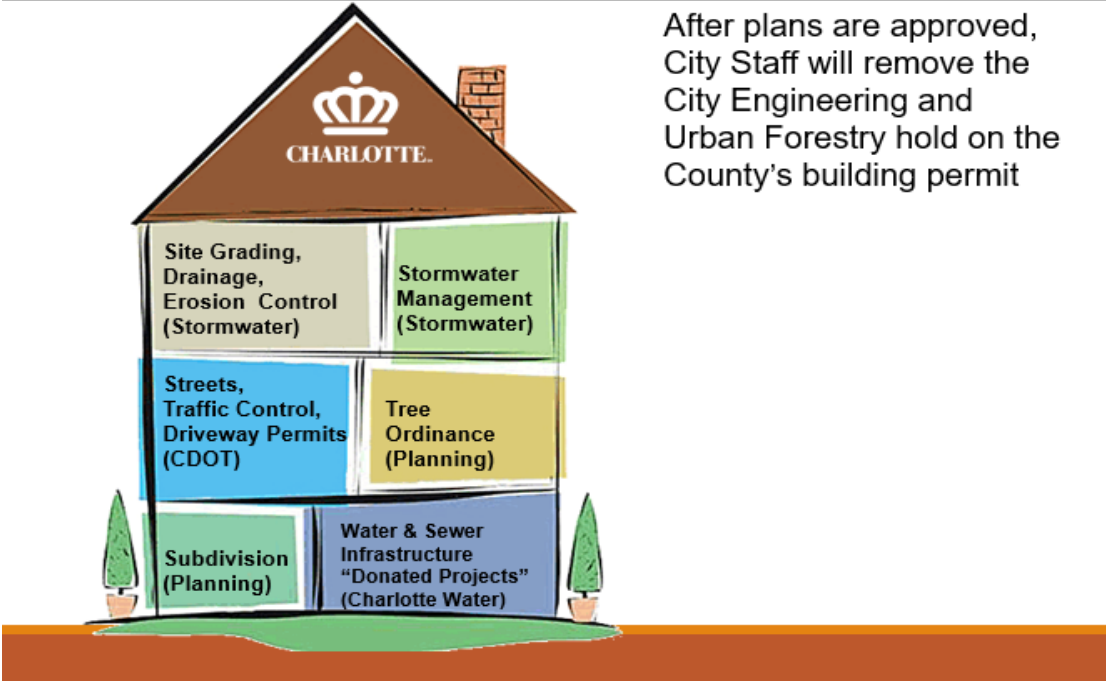
We review the changes proposed for a piece of land based on codes and regulations set by the State of North Carolina, municipalities and regulatory agencies. Inspections occur throughout construction to ensure that the site, zoning and urban forestry work complies with the approved plans. Certificate of Occupancy is issued after the final inspection for compliance.

Note: inspectors are assigned by GIS area.

Information available on Charlotte Explorer.

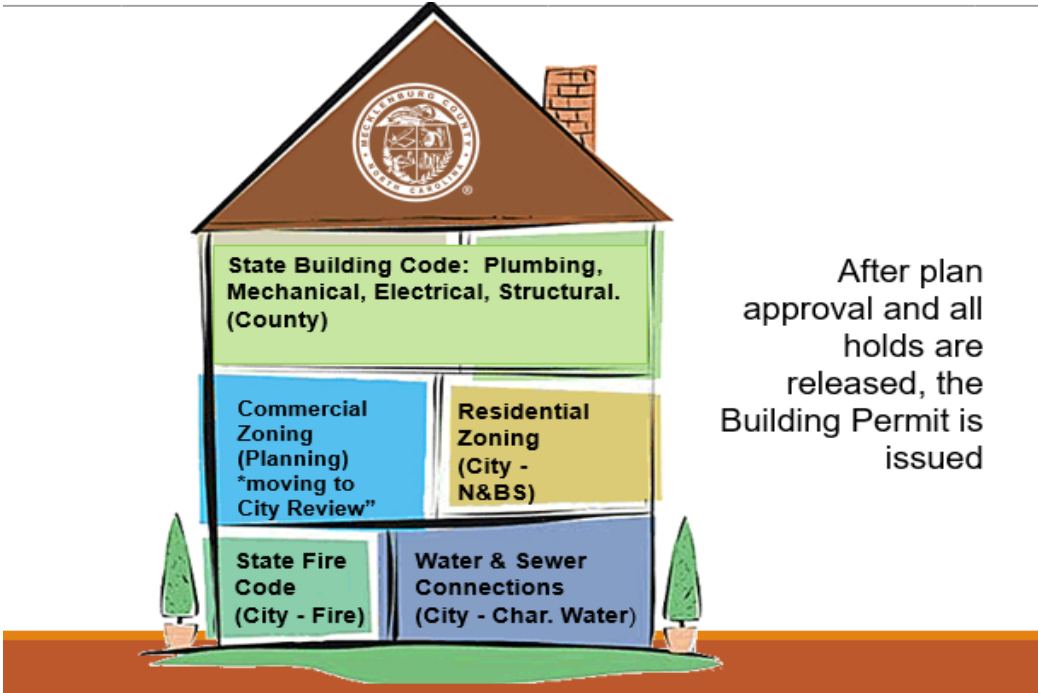
Roles and Responsibilities for City and County Reviews

The City reviews the “horizontal”



After plans are approved, City Staff will remove the City Engineering and Urban Forestry hold on the County's building permit

The County reviews the “vertical”



After plan approval and all holds are released, the Building Permit is issued

- **Subdivision is defined by State statute**

- Divisions of land into two or more lots for the immediate or future purpose of sale or development, nonresidential or residential
 - *Can include multiple building site or multi-site projects and projects involving dedication of new streets or rights-of-way or changes in existing streets*

Subdivision Process

Charlotte Subdivision Process

Sketch
Plan

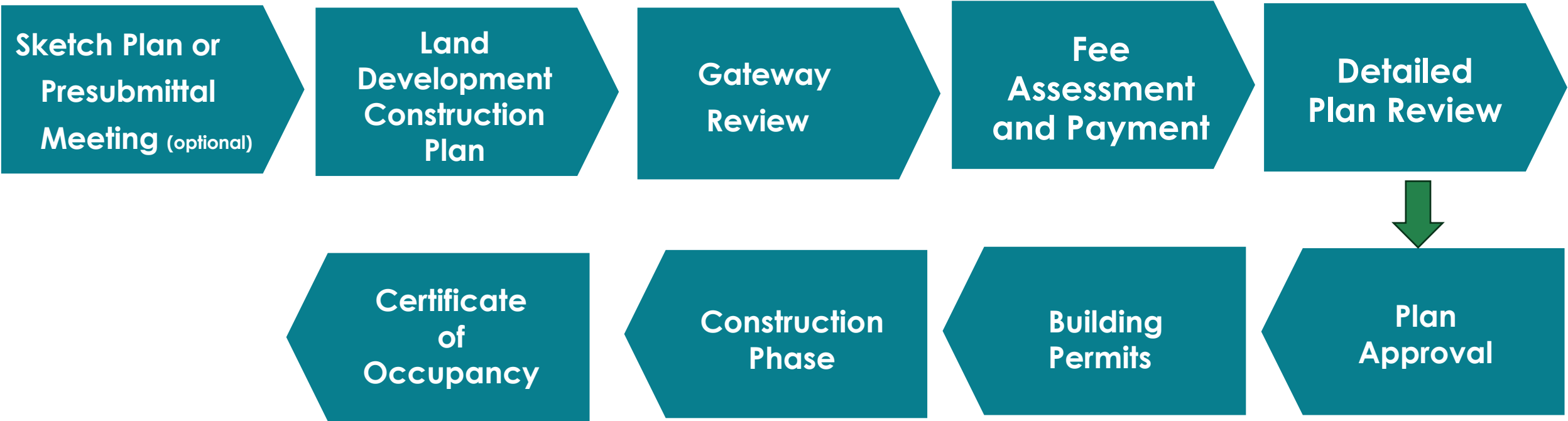
Preliminary
Plan
(Construction
Documents)

Grading
Permit

Construction of
Improvements
Begins

Plat &
Performance
Guarantee

Commercial Process



For More Information:

- ▶ **Charlotte Land Development Center**

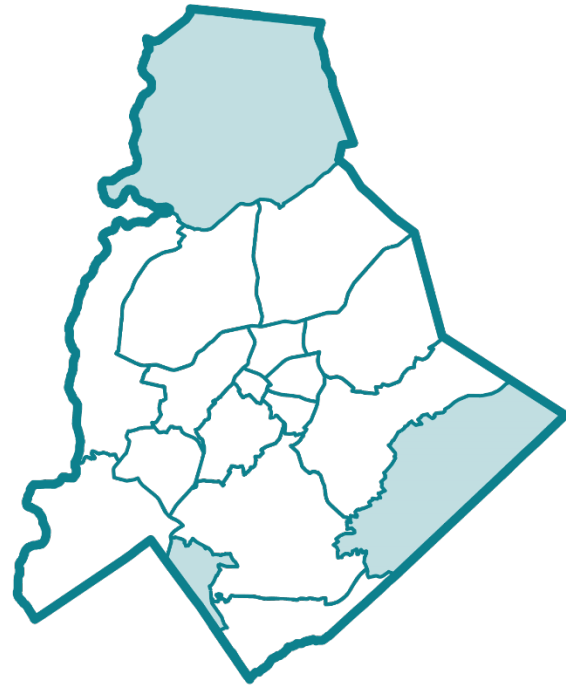
- <https://www.charlottenc.gov/Growth-and-Development/Getting-Started-on-Your-Project>

- ▶ **Unified Development Ordinance**

- <https://charlotteudo.org/>

- ▶ **Development Near Me Application**

- <https://nearme.charlottenc.gov/>



CHARLOTTE FUTURE 2040 COMPREHENSIVE PLAN

COMPREHENSIVE PLAN BRIEF OVERVIEW

CHARLOTTE EQUITABLE DEVELOPMENT COMMISSION

APRIL 18, 2024

Today's Discussion



1. Why we plan
2. Blueprint for Growth (Connection to Regulations)
3. Equitable approach

Growth Is Coming...

In the next 20 years:



+ 400,000 New Residents



+ 200,000 Additional Jobs



Adopted June 2021



Adopted June 2021



ACCESS TO HOUSING,
 JOBS, GOODS & SERVICES
 =
 EQUITABLE CITY FOR ALL

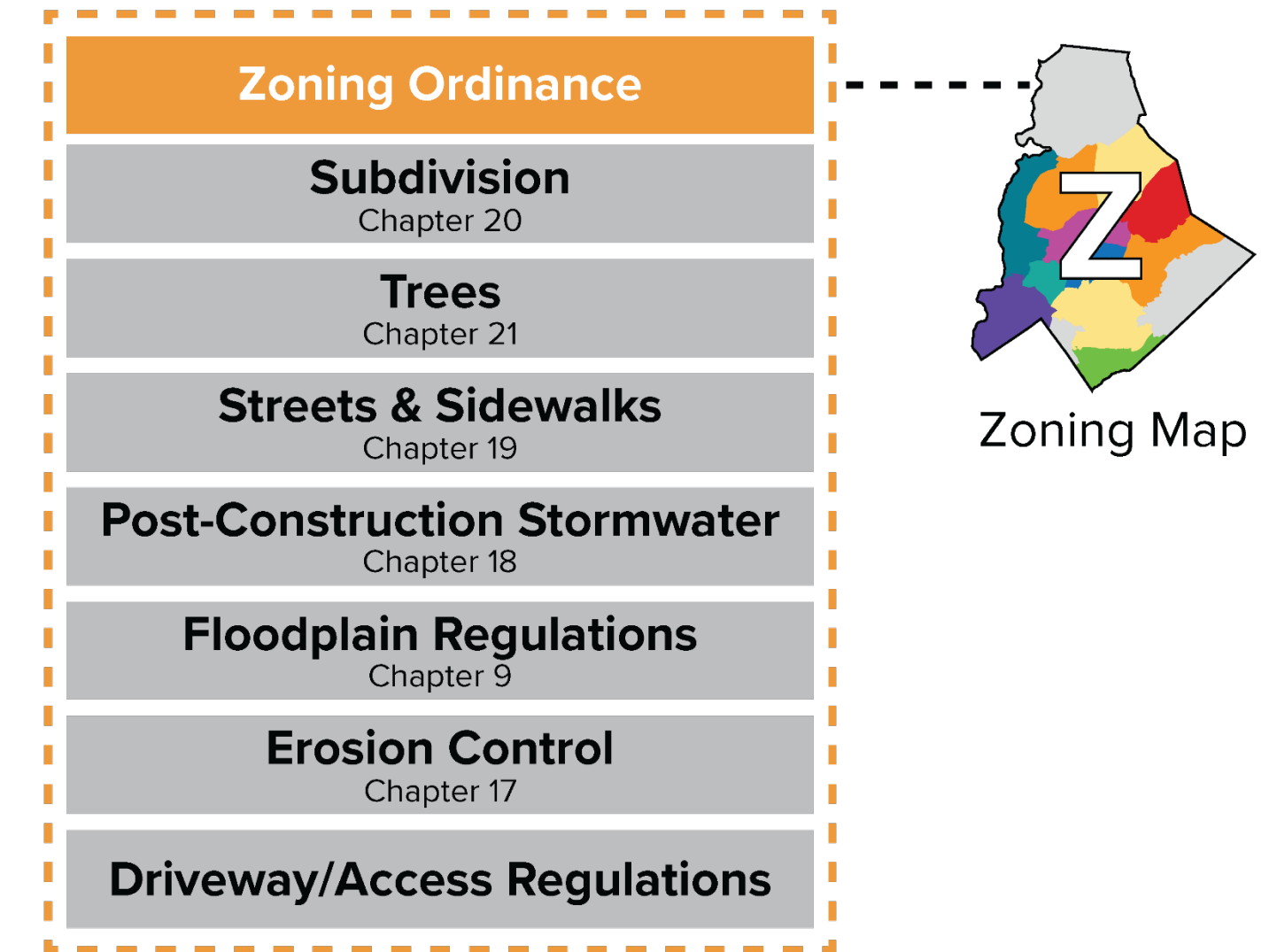


Blueprint for Growth

VISION Policy & Plans



LEGALLY BINDING Regulations & Ordinances



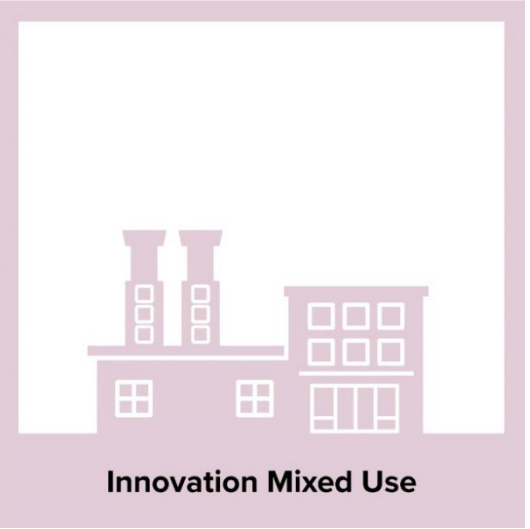
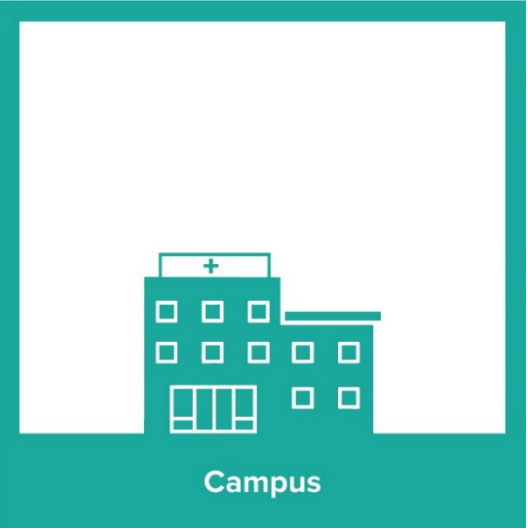
Unified Development Ordinance

Adopted August 2022

LIVE



WORK



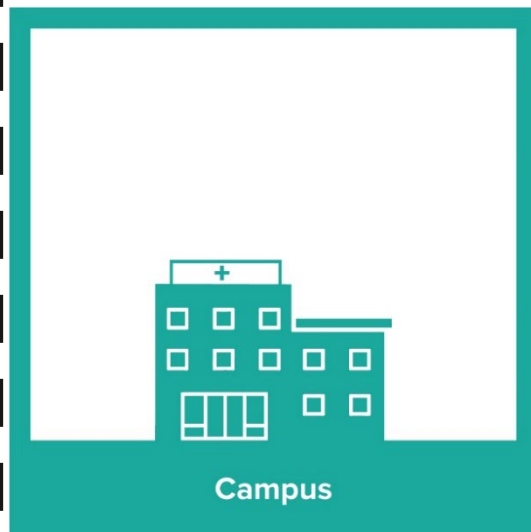
PLAY



LIVE



WORK



PLAY



- ✓ *Access to housing choices, jobs, daily goods + services*
- ✓ *Environmental Impacts*

Place Types & UDO Zoning Districts

Designed to work together to help realize our community's vision for growth & development

PARKS & PRESERVES	NEIGHBORHOOD 1	NEIGHBORHOOD 2	COMMERCIAL	CAMPUS	INNOVATION MIXED-USE	MANUFACTURING & LOGISTICS	NEIGHBORHOOD CENTER	COMMUNITY ACTIVITY CENTER	REGIONAL ACTIVITY CENTER
All districts permitted	<u>6 Districts</u> N1-A N1-B N1-C N1-D N1-E N1-F	<u>2 Districts</u> N2-A N2-B N2-C	<u>2 Districts</u> CG (Commercial-General) CR (Commercial-Regional)	<u>4 Districts</u> IC-1& IC-2 (Institutional Campus) RC-1 (Research Campus) OFC (Office Flex Campus)	<u>1 District</u> IMU	<u>2 Districts</u> ML-1 ML-2	<u>1 District</u> NC	<u>2 Districts</u> CAC-1 CAC-2	<u>3 Districts</u> RAC UC (Urban Core) UE (Urban Edge)
							Transit Oriented Districts TOD-TR TOD-NC TOD-CC TOD-UC		



**CREATING COMPLETE
COMMUNITIES +
AN EQUITABLE CHARLOTTE**

CREATING COMPLETE COMMUNITIES



EQUITABLE APPROACH

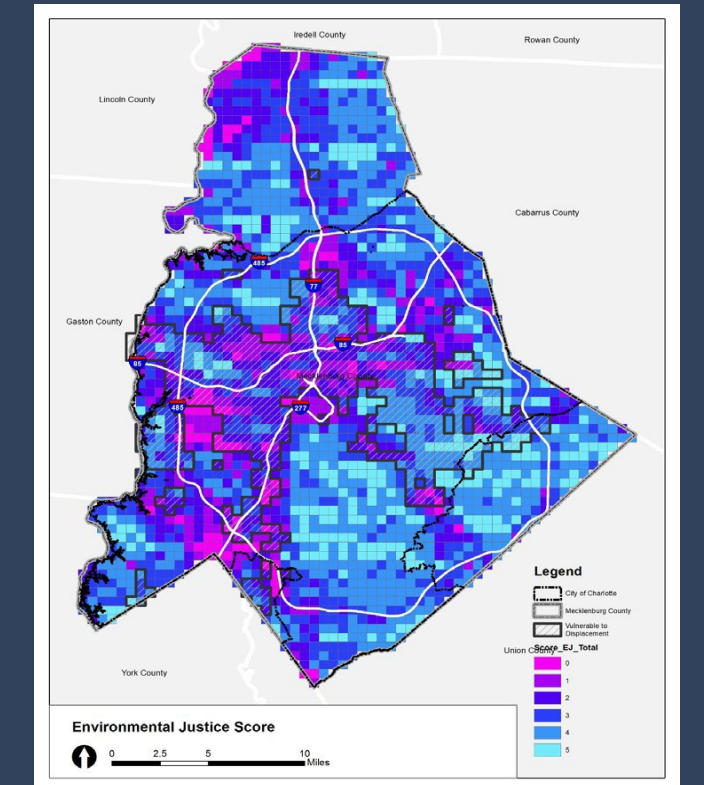
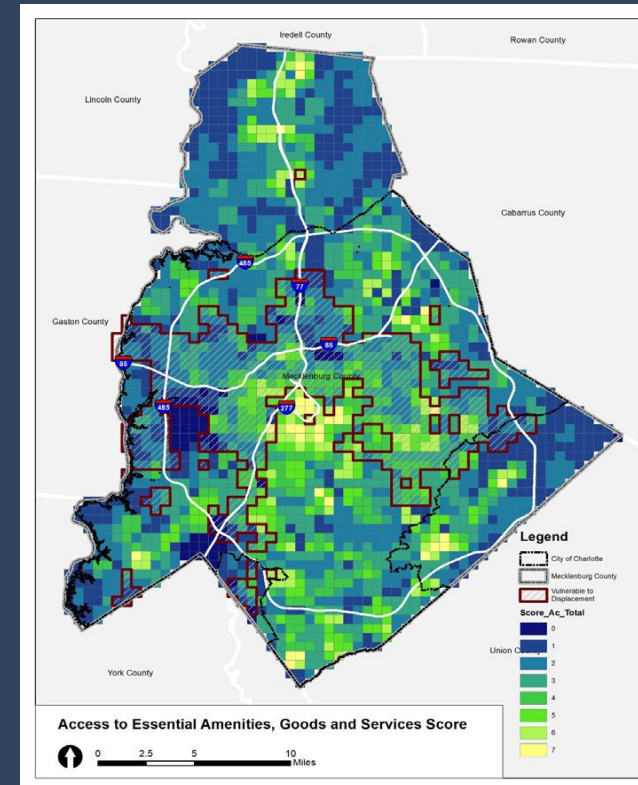
How and Where to Prioritize Limited Resources?

- Place and Amenity Priorities in the Plan
- Mapping the Vision
- Mapping the Regulations to Support the Vision
- Community Area Planning



How to Ensure Costs and Benefits are Equitable?

- Strategic Capital Investments
- Public-Private Partnerships
- Other Tools



Questions?

VISIT OUR WEBSITE



cltfuture2040.com