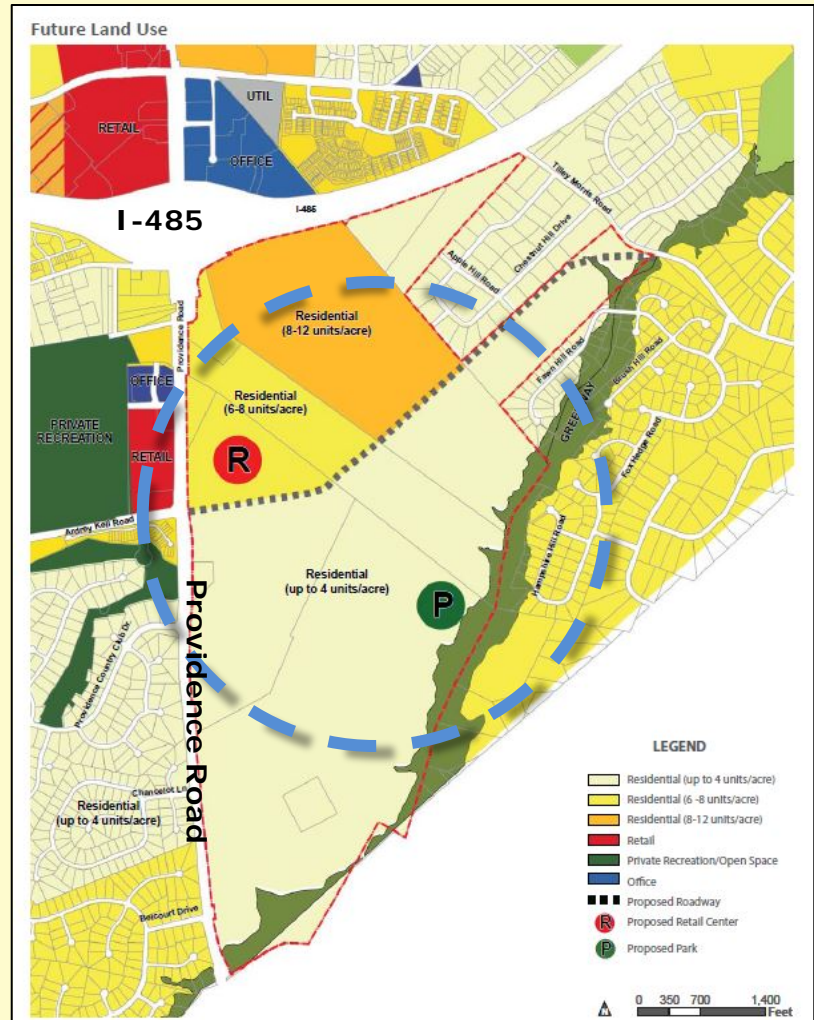


Development Response Process

Charlotte-Mecklenburg Planning Commission
March 2, 2015



- Focuses on large scale and/or strategic sites with changing development conditions
- Provides for public & stakeholder input
- Guides staff in reviewing development proposals



Why Perform a Development Response?

Why?

- Significant development interest in site
- Potential development is not consistent with the adopted plan
- Plan did not anticipate current development opportunities
- Rezoning is anticipated and updated public input & guidance is needed



Identification & Scoping

- **Issue Identification**
(anticipated development proposals)
- **Define Scope & Expected Outcomes**
- **Interdepartmental Coordination**
(define team)
- **Identify Stakeholders**

Process

Typical Timeframe
(3-4 months)

- **Existing conditions assessment**
- **Stakeholder interviews**
 - community leaders
 - area land owners/developers
 - government agencies
- **Community engagement sessions**
 - charrettes & workshops
- **Initial staff recommendation and community feedback**
- **Final recommendation & community presentation**

Recent Examples

- **7th Street (Elizabeth Neighborhood)**
- **Eastfield Station (Red Line)**
- **Matthews Farm (Waverly)**
- **Golf Links (Providence & I-485)**

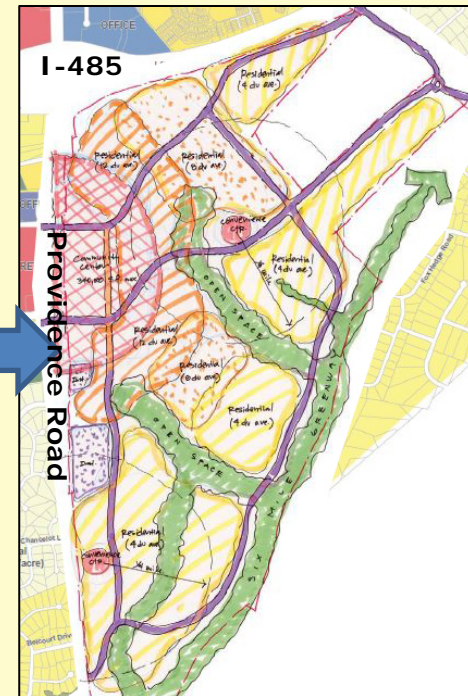
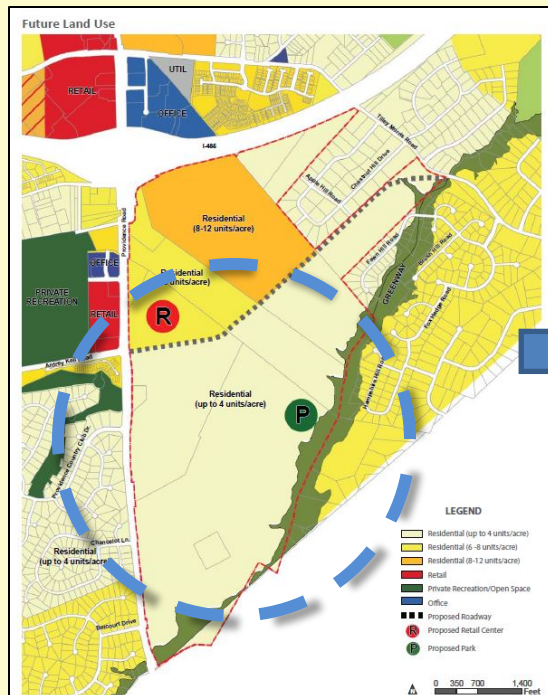
Land Use

Community Design

Transportation

Open Space and Environment

Matthews Farm / Waverly



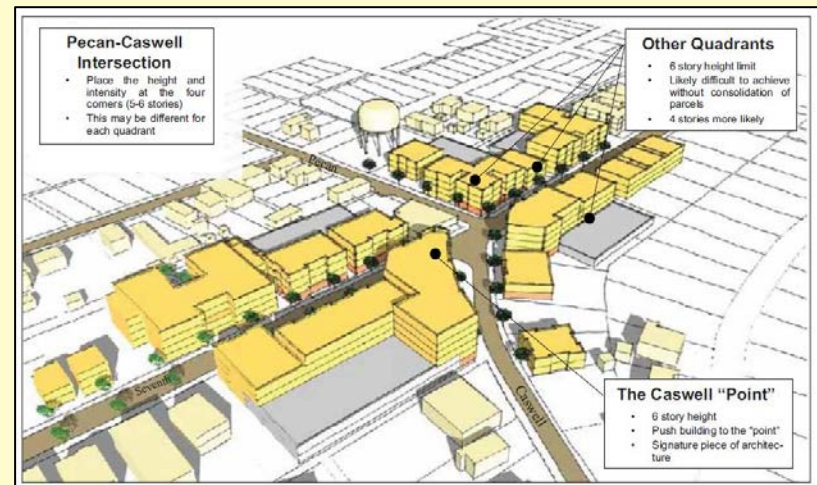
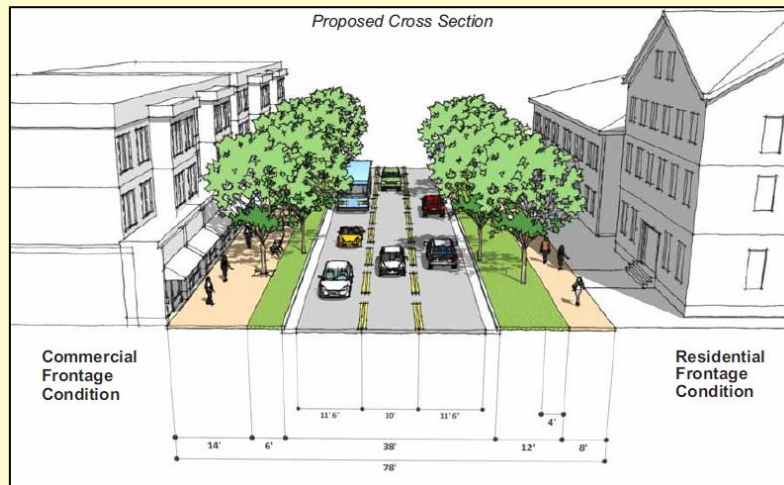
Land Use

Community Design

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Open Space and Environment

7th Street



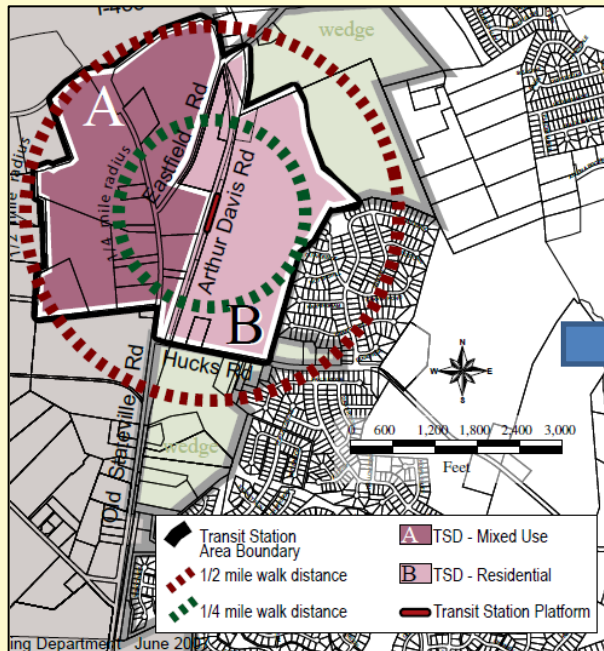
Land Use

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Open Space and Environment

Eastfield



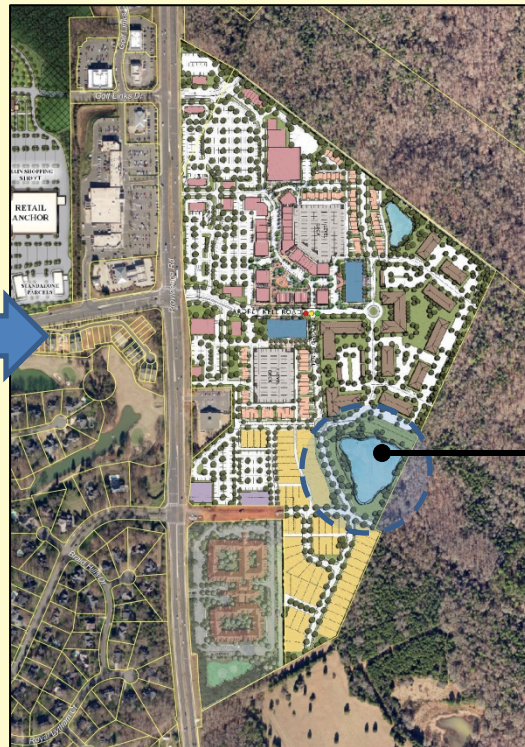
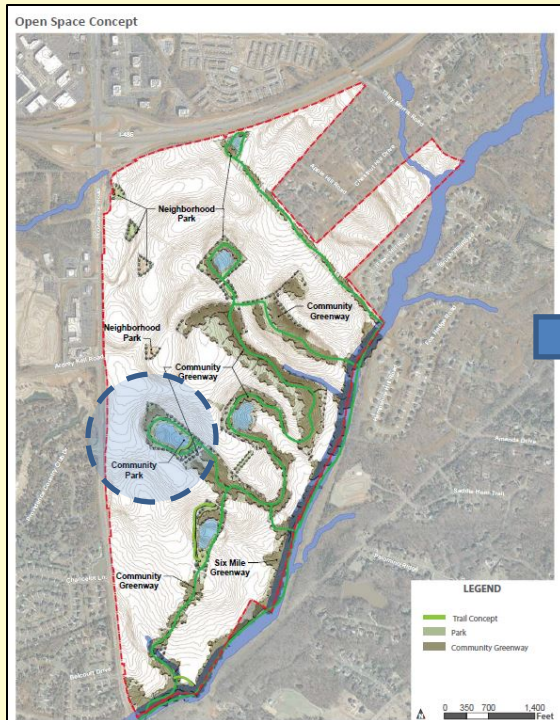
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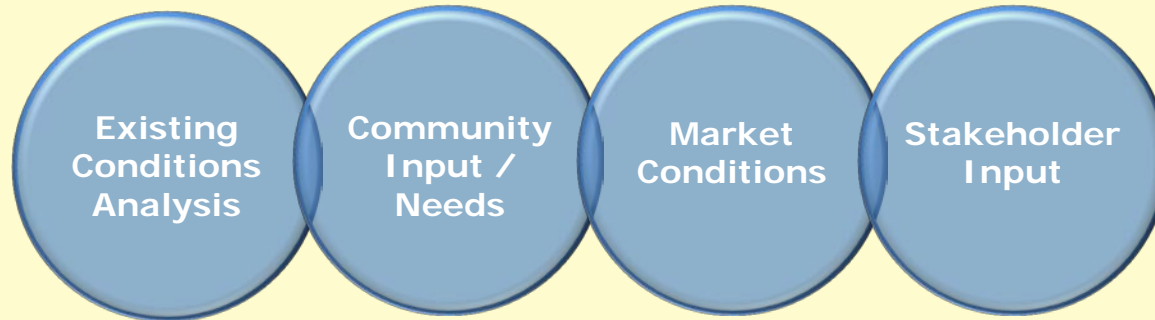
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Matthews Farm / Waverly

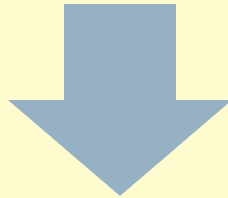


*Rezoning incorporated
Development
Response
Recommendation*

How Staff Uses a Development Response



Guide for rezoning which typically follows



Approved rezoning updates the adopted plan