

# General Development Policies

Purpose: Provide guidance to City Council, staff, and the general public to ensure that future growth and development is well-designed and consistent with the long-term goals of Charlotte-Mecklenburg. Eight broad goals were established and adopted in 2003; in 2007 they were updated and adopted. One of the goals focused on the natural environment:

***Protect the natural environment by preserving air quality, water quality and the tree canopy; retaining natural areas; providing open space; and minimizing impervious cover, as feasible.***

## General Development Policies – Environment (adopted 2007)

The overarching purpose of the Environmental GDP is to minimize the negative environmental impacts of land use and land development on our air, land, and water resources. Four Guiding Principles were established:

1. ***Make protection of our natural environment a priority in land use and development decisions.***  
Inventory natural features;  
Identify environmentally sensitive areas in land use plans and address how they will be protected and mitigated;  
Consider environmental opportunities and constraints, such as watershed conditions, when identifying appropriate future land uses in area plans; and  
Target environmentally sensitive areas when acquiring land for public protection.
2. ***Facilitate a land use pattern that accommodates growth while respecting the natural environment.***  
Recommend new development to be located where transportation facilities, public utilities and services already exist or are planned; and  
Ensure that public facilities are well-connected to the surrounding area and to each other.
3. ***Promote and enable environmentally sensitive site designs.***  
Facilitate site designs and construction practices that minimize on-site environmental impacts from development (for example, development that reduces ground level temperatures, reduces the quantity and quality of stormwater run-off; and uses water efficiently).  
Minimize impacts to the city's tree canopy;
4. ***Consider the environmental impacts of land use and development comprehensively and strive to reconcile the various environmental concerns with each other and balance them with other land and economic development considerations.***