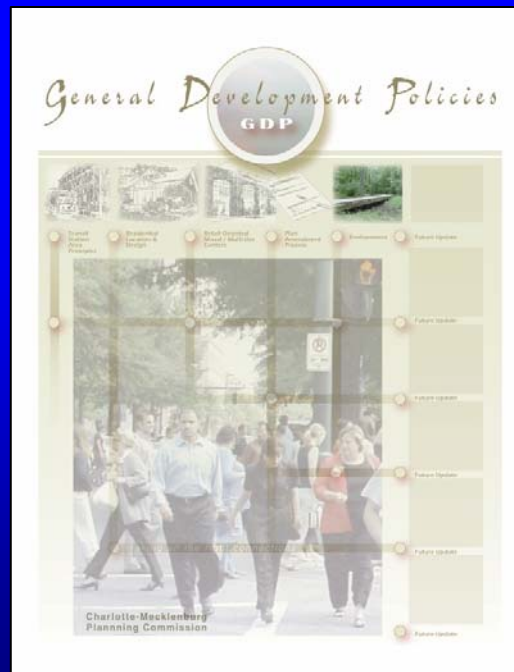




General Development Policies Environment & Infrastructure

Public Meeting

September 12, 2007



Tonight's Agenda

- I. Welcome, Introductions & Meeting Purpose**
- II. Planning Context, Project Scope, Process and Summary of Policies**
- III. Public Review and Adoption Schedule**
- IV. Questions From You**
- V. Information Stations & Two Surveys**

Why are we here?

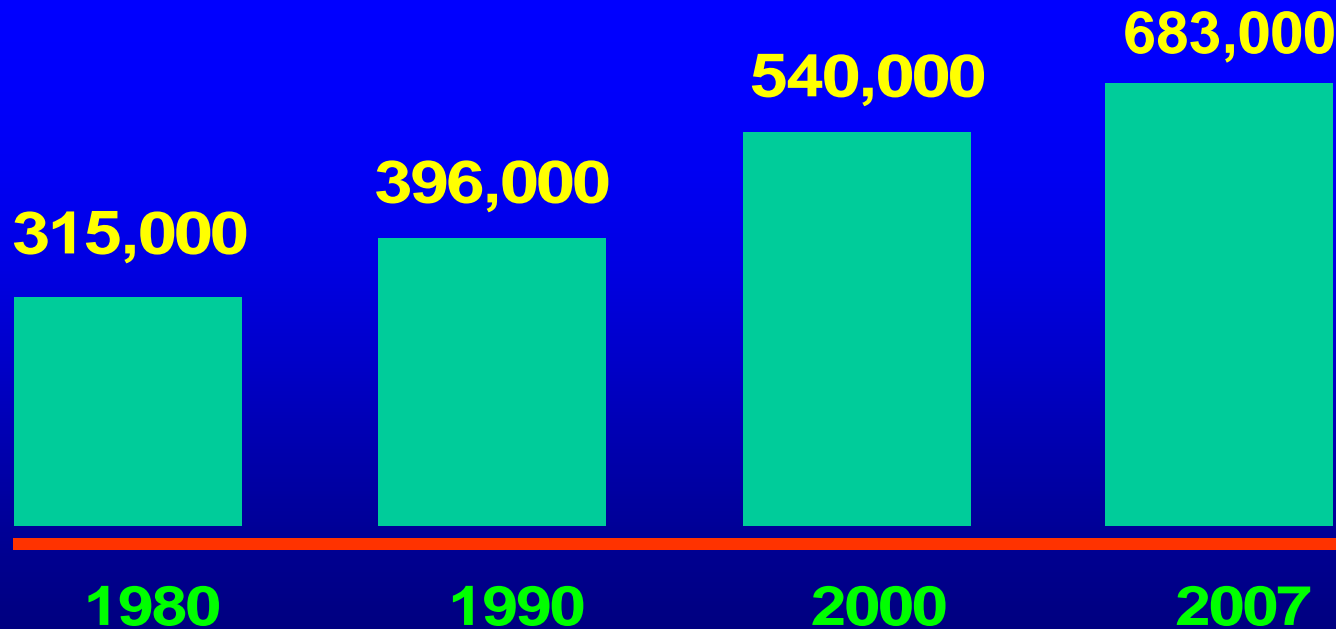
- ❖ Share with you the policy recommendations for General Development Policies – Both the Environment and Infrastructure chapters
- ❖ We would like to receive your input on these Draft policies



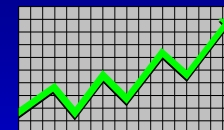
Population Growth Trends



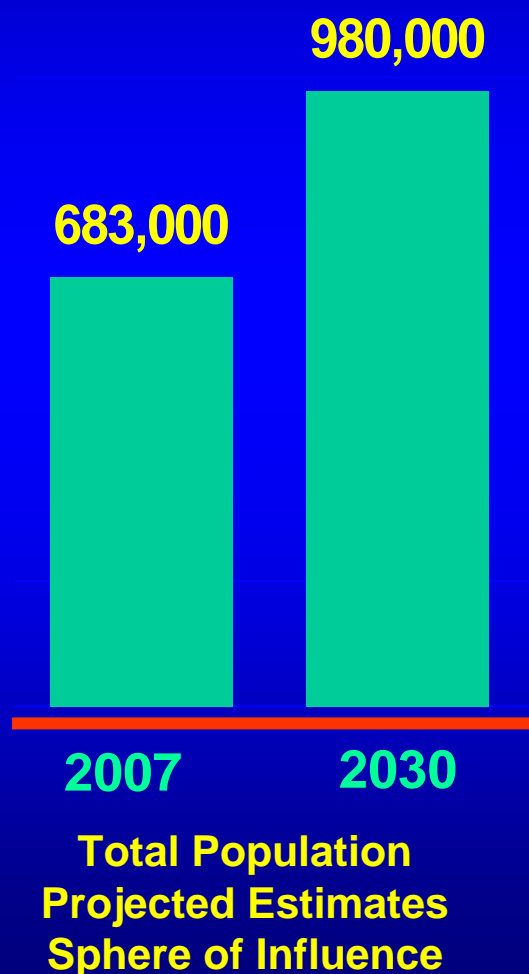
Since 1980, Charlotte has grown from 396,000 persons to 683,000 (72%)



Projected Population Growth



- Charlotte's "Sphere of Influence" expected to grow by 300,000 persons between 2007 and 2030
- Equivalent to adding the population of St. Louis, Cincinnati or Pittsburgh

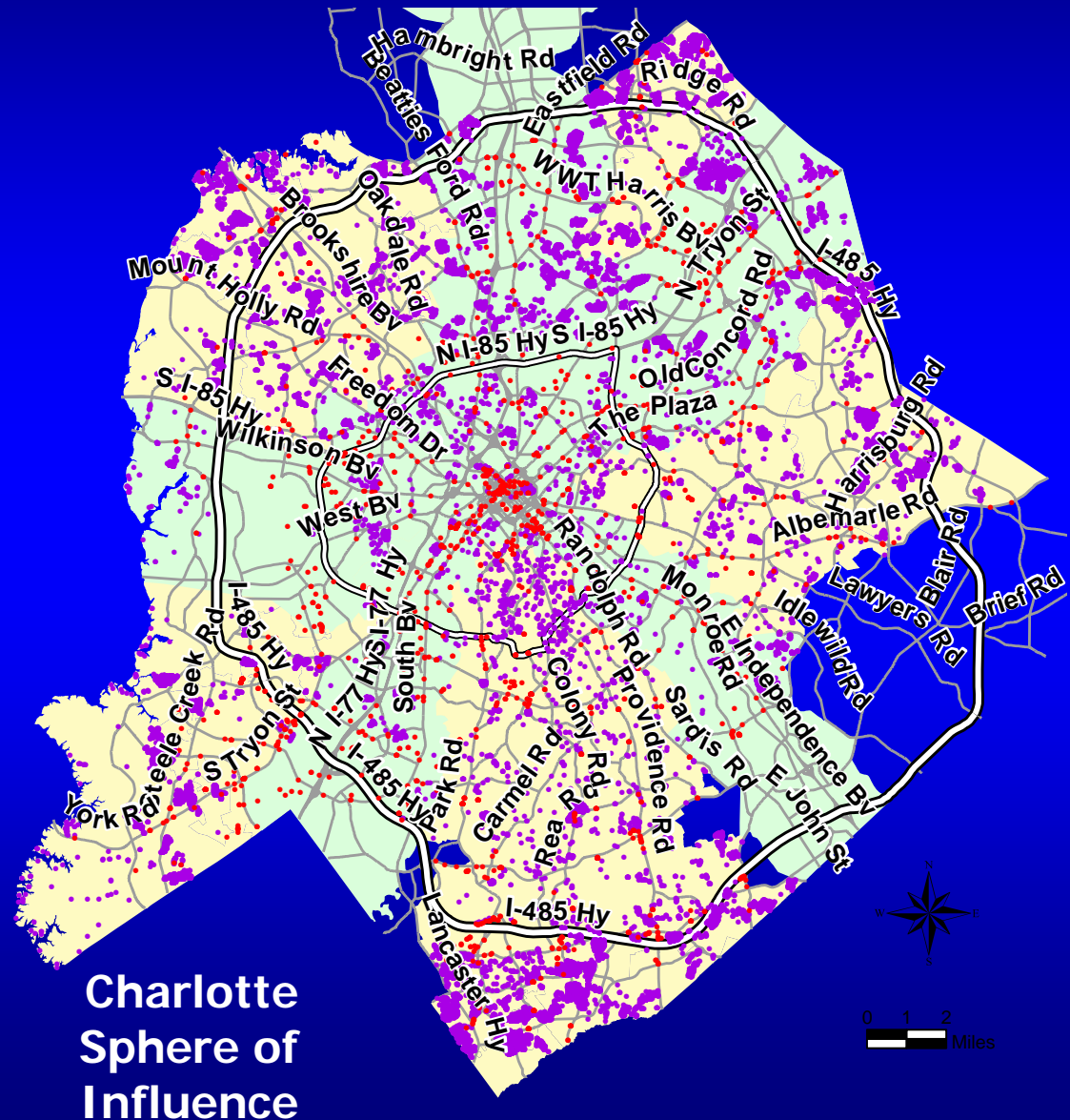


Charlotte's Growth Pattern:

Predominantly
outward - on the
outer fringe, along
I-485 where
infrastructure is
more limited

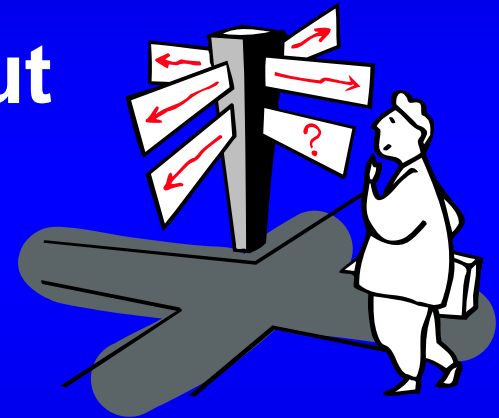
Permits Issued
2000 to 2005

-  Residential
Building Permits
-  Non-Residential
Building Permits



Growth

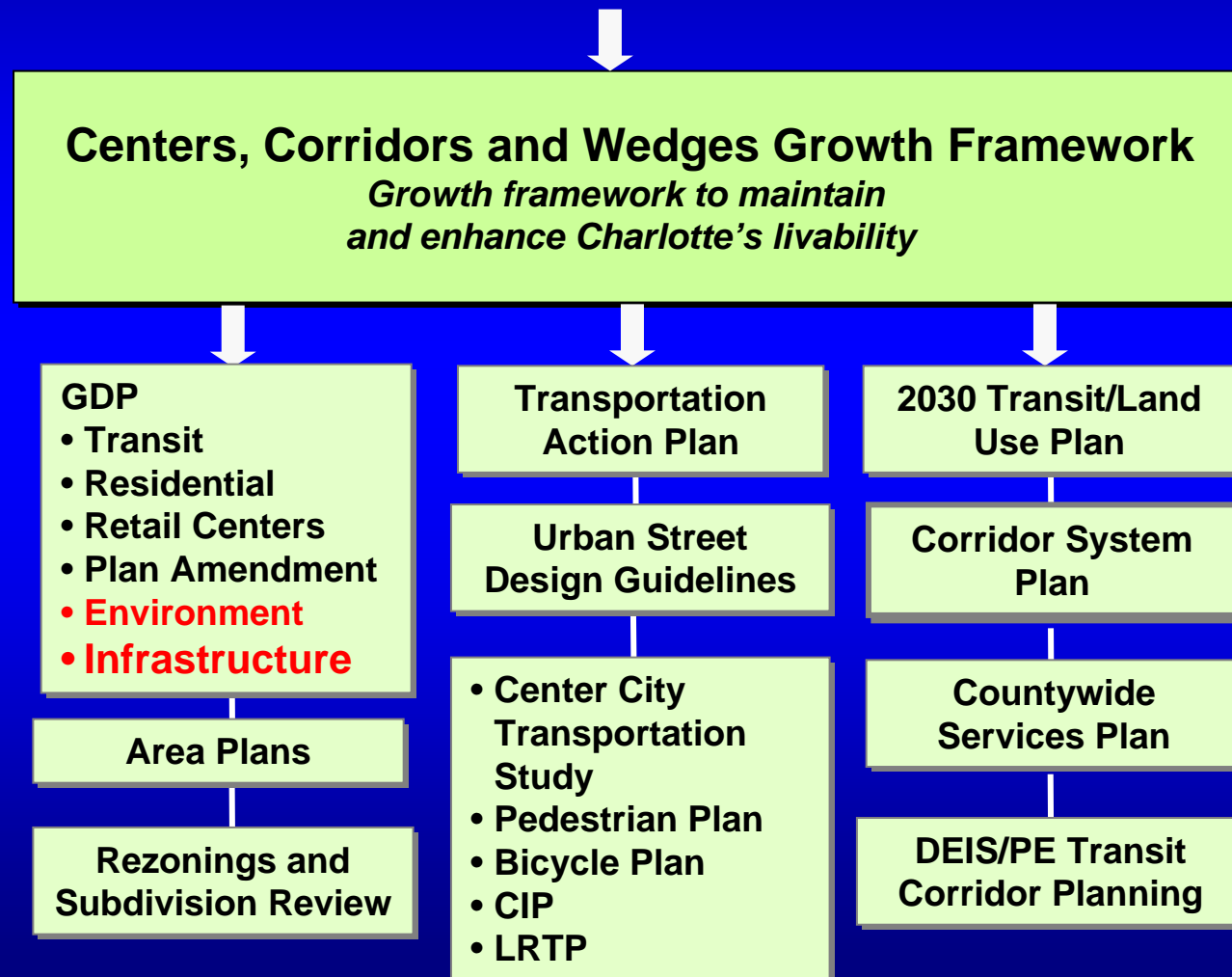
For Charlotte-Mecklenburg, the question is not if we grow but how we grow.



How do we fully maximize the positives of growth while minimizing the negative aspects of growth?

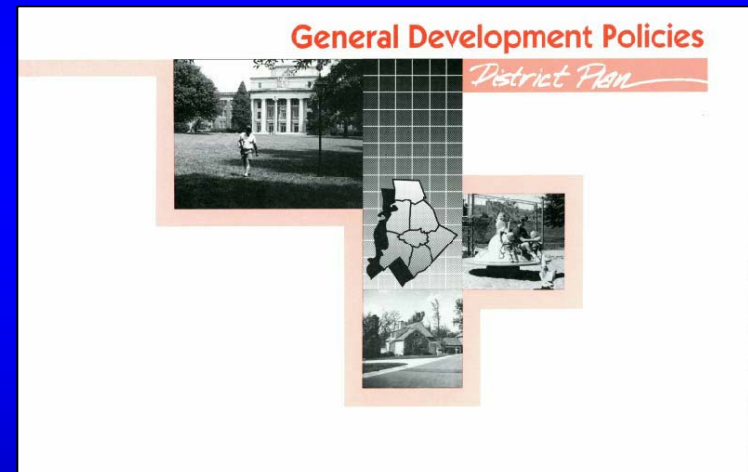
Charlotte's Vision

To be an urban community of choice for living, working and leisure.



What are the GDP?

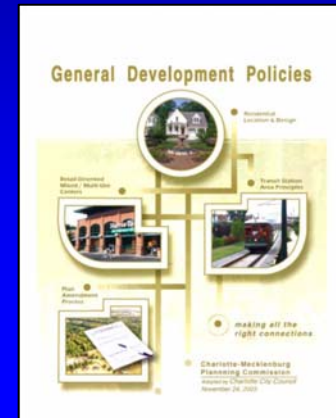
Adopted policy framework
for guiding future growth
and development



1990

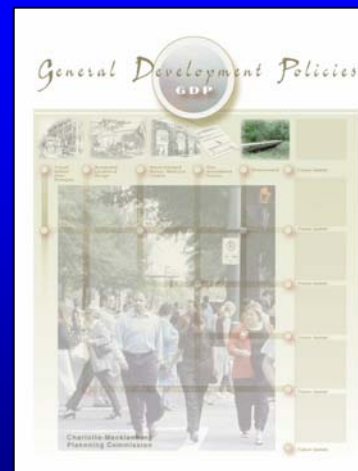
GDP Phase I (Adopted)

1. Transit Station Area Principles (2001)
2. Residential Location & Design (2003)
3. Mixed/Multi-Use Retail Oriented Centers (2003)
4. Plan Amendment Process (2003)



GDP Phase II

1. Environment (2007)
2. Infrastructure (2007)
3. Economic Development



Potential GDP Future Phases

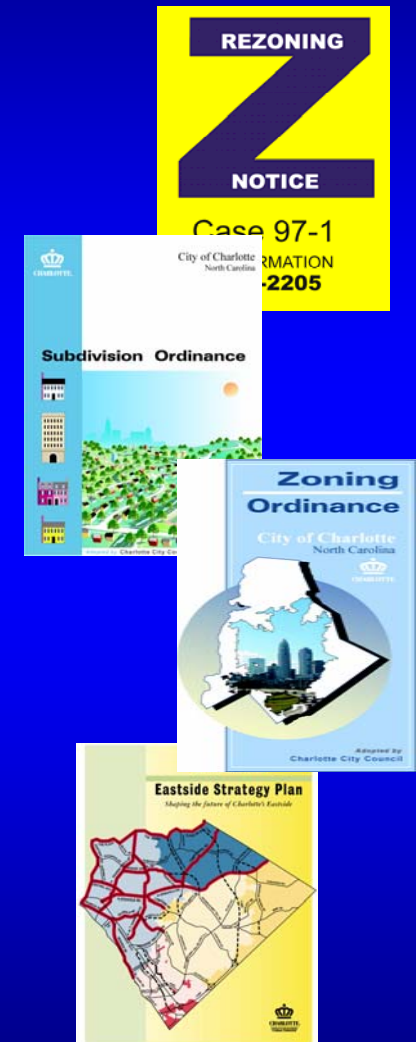
1. Office/
Employment
2. Retail
3. Other

GDP Provide Guidance For:

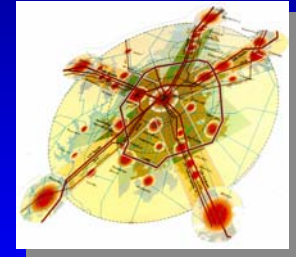
- Evaluating rezoning petitions
- Developing area plans
- Amending ordinances and other regulations
- Identifying future planning initiatives and capital projects

GDP Do Not:

- Regulate (They are not ordinance or law)
- Rezone property or change adopted land use plans
- Amend ordinances and regulations
- Provide specific guidance for every land use or zoning category



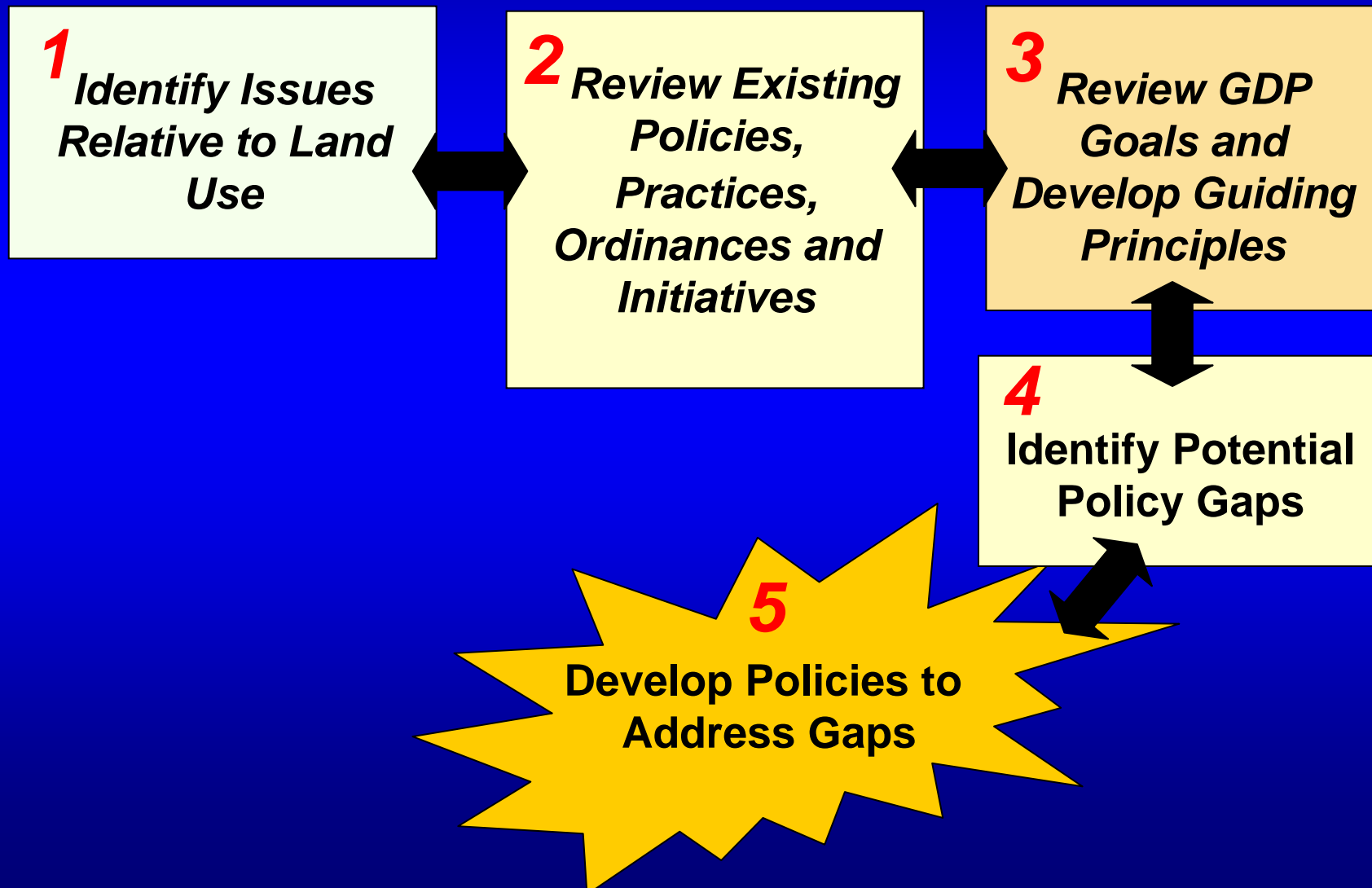
Why are we revising them?



To reflect Smart Growth Principles and Centers and Corridors Vision

- Encourage more compact, mixed-use development
- Redirect higher density residential
- Strengthen design guidance
- Redefine retail centers
- Enhance integration of transportation and land use
- Increase mobility choices
- Better plan for future infrastructure needs
- Minimize adverse impacts on the environment

Citizen Stakeholder/Advisory Group Process





Scope of the Environmental Chapter

*Develop policies to
minimize the impacts
of **land use**
development within
Charlotte's sphere of
influence*



Implementation Outcome

A healthier urban environment.

Summary of Environment GDP

Purpose: Minimize negative environmental impacts of land use and land development.

Main Focus of Policies:

1. Gain a better understanding of what natural resources we have and where they are located
2. Make sure impacts to these resources are acknowledged and minimized/ mitigated during the development process
3. Use our available land efficiently
4. Balance environmental considerations with other land use and economic development considerations





Scope of Infrastructure Chapter

Develop policies to more closely link land use and land development decisions to the availability of public infrastructure needed to support it



Implementation Outcome

Appropriate infrastructure to support expected growth.



Summary of Infrastructure GDP

Purpose: Better link land use and development decisions to the availability of public infrastructure needed to support it.



Main Focus of Policies:

1. Take a more comprehensive and coordinated approach to infrastructure planning and capital investment planning
2. Use existing resources more efficiently
3. Seek new funding
4. Use Centers, Corridors & Wedges Framework to guide growth and infrastructure investments
5. Respect the environment when providing infrastructure
6. Seek regional solutions to infrastructure issues

Tentative Schedule



- Sept 18** **Public Comment with Planning Committee**
4:30 pm, Govt. Ctr., 8th Floor
- Oct 8** **Public Comment with City Council**
7:00 pm, Govt. Ctr., 1st Floor, Council Chamber
- Oct** **Planning Committee Recommendation**
- Nov** **City Council Action**

Check our website for schedule updates at
www.charlotteplanning.org

** Policies will be provided to County Commission with the intent of seeking adoption of Infrastructure Policies following Council Action*

Tentative Schedule



GDP-Environment

Environment Committee

Sept 17 Overview

Oct-Nov Discussion/Recommendation

GDP-Infrastructure

Economic Dev.& Planning Committee

Sept Overview

Oct-Nov Discussion/Recommendation

QUESTIONS

?

Information Stations & Surveys

Surveys

**Two surveys for you to fill out
before you leave the meeting:**

- 1. Environment GDP**
- 2. Infrastructure GDP**

Information Stations

Purpose: For you to ask questions and give feedback on proposed policies

Stations:

- ***Infrastructure GDP*** – general information and roundtable discussion of draft policies; survey return
- ***Environment GDP*** – general information and roundtable discussion of draft policies; survey return
- ***Transportation***
- ***Schools***
- ***Parks & Recreation***

Information Stations

Stations:

- *Stormwater*
- *Transit*
- *LUESA*
- *Urban Forestry*
- *Utilities*

We will not reconvene this evening. Please feel free to leave after you have visited the information stations you are interested in and have had an opportunity to fill out your surveys.

**THANK
YOU**