

RECOMMENDATIONS FOR FUTURE DEVELOPMENT

WHAT ARE PLACE TYPES?

Place Types, adopted within the Charlotte Future 2040 Comprehensive Plan, are a classification system for organizing patterns of development that encourage more integrated and complete communities. Each Place Type designation provides guidance for the appropriate mixture of land uses, form of development, mobility choices, and open space amenities. There are 10 distinct Place Types outlined below.

The recommended Place Types, as mapped in the 2040 Policy Map, are recommendations for future development.

NEIGHBORHOOD 1

Lower density housing where most of the city's residents live, primarily in single-family or small multi-family homes or Accessory Dwelling Units (ADUs).



MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



NEIGHBORHOOD 2

Higher density housing that provide a variety of housing types, such as townhomes and apartments alongside neighborhood-serving shops and services.



INNOVATION MIXED USE

Vibrant areas of mixed-use and employment, typically found in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



PARKS & PRESERVES

Protected public parks and open space that provide rest, recreation, and gathering places for Charlotteans.



NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



CAMPUS

Relatively cohesive groups of buildings and public spaces that serve one institution, such as a university, hospital, or office park.



COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically found along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often found along major streets or near interstates.



REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically found along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment and residential for regional residents and visitors.



WHAT CHANGE IS EXPECTED?

Most of Charlotte's land is expected to maintain the current type and intensity of development. While these areas are expected to experience minimal change, they will still play a key role in creating integrated and complete communities.

Some of Charlotte's land is recommended to evolve into a different Place Type as new development or redevelopment occurs. These recommendations are aspirational and do not reflect the character of existing development. Recommendations for different Place Types are anticipated to generate four different types of change.

There are 4 main types of anticipated change:

- Delineated Land Uses
- Increased Density
- Increased Mix of Land Uses
- New Development

Each type of change supports:

- Increasing Access
- Reducing Negative Impacts
- Advancing Community Goals

13%

of Charlotte's land is recommended to evolve into a new Place Type

These places will accommodate the majority of projected growth and contribute to addressing community needs and goals

Each CAP has a unique mix of anticipated change

These places will experience minimal change while still contributing to complete communities

87%

of Charlotte's land is expected to retain its current Place Type

Most areas recommended for change are encouraged to evolve into a mixed-use Place Type:



Innovation Mixed Use



Neighborhood Centers



Community Activity Centers



Regional Activity Centers