Charlotte Place Types & Unified Development Ordinance

City Council Dinner Briefing
October 23, 2017

CharlotteUDO.org
#CLTUDO
Purpose

Update on progress and next steps

No Council action needed

Agenda:

1. Background (What & Why)

2. What have we done?

3. What’s next?
Charlotte Place Types & Unified Development Ordinance

- Council dinner briefing & approval of consultant services for development ordinance update (July 2016)
- Council referred the initiative to the Transportation and Planning Committee
- Transportation & Planning Committee requested Council update on project & approach
Background (What + Why)
Why

Our Growth is the opportunity to create the city of our aspirations...

- 134,000 in 1950
- 570,000 in 2000
- 44 new residents per day
- 1 million by 2040
A renewed sense of urgency about our Community aspirations...

Why

Housing Choice & Diversity

Walkable, mixed use, transportation choices

Jobs & Economic Mobility

THE 10 TRAITS OF WINNING CITIES OF TOMORROW

Beyond Borders
Advancing collaboration across and outside the region

Open Book
Being hyper-transparent and a proactive communicator

Shared Story
Advancing a seamless narrative; Why we’re unique

Affordable Spaces
Meeting the rising demand for affordable housing

Millennial Magnet
Being a hot spot for young professionals

Open Mind
Being creative, innovative, and accepting of new ideas

15-Minute Livable Communities
Investing in diverse neighborhoods

Workforce Dynamics
Advancing large-scale training and re-skilling

Big Tent
Being a welcoming and inclusive community

Positive Buzz
Inspiring and scaling positive word of mouth
“Every city in the world now is trying to figure out its place in the world.”

— Tom Murphy, Urban Land Institute, former Pittsburgh mayor
February 2017
Why

A clear and updated vision is critical...

“A city is not an accident but the result of coherent visions and aims.”

— Leon Krier, The Architecture of Community
Our Vision...

Charlotte will continue to be one of the most **livable** cities in the country, with a **vibrant economy**, a **thriving natural environment**, a **diverse population** and a cosmopolitan outlook. Charlotteans will enjoy a range of **choices for housing**, transportation, education, entertainment and employment. **Safe and attractive** neighborhoods will continue to be central to the City’s identity and **citizen involvement** key to its viability.

- Growth Framework: Centers Corridors Wedges (Adopted 2010)
“Connected and sustainable placemaking”

“The Amazon RFP reads like an urban planner’s dream, brimming with calls for energy efficient buildings, recycling services, public plazas, green space, and access to multiple modes of transportation.”

- Harvard Business Review (September 2017)
Inclusive  Livable  Economic Opportunity
Historic  Attractive  Revitalized
Connected  Vibrant public spaces  Smart Transportation
Walkable  Mixed Use  Mixed Use
Diverse  Tree Canopy  Regional
Memorable  Sustainable & Resilient  Housing Choices
Mobility & Thriving Choices  Diverse Neighborhoods
Choices

Our Charlotte... A Community of Great Places
How do we achieve this?

Policies and Ordinance that are:

• Reflections of our community values - character and vision

• Focused on Placemaking – transition from use-based to place-based

• User Friendly - easy to understand and accessible, with predictable outcomes
How do we achieve this?
Connect our vision to our implementation

Vision
Plans & Policies
Charlotte Place Types
Updating our land use policies & vision

Defines the places we want to create...

Implementation
Regulations & Ordinances
Unified Development Ordinance
Updating our zoning and development ordinances

Establishes the rules to create them.
Our Policies & Plans: They have served us well

**Vision**

**Policies & Plans**

- Centers, Corridors & Wedges
  Growth Framework
- General Development Policies
  Guidance on Community Design
- Area Plans
  Parcel specific Future Land Use
Our Policies & Plans: Opportunities

Opportunities:

- Renew & update our vision for the community we want to create
- Update our area plans and establish consistent development expectations citywide
- Reflect current thinking and provide clearer guidance for land use and zoning decisions
- Serve as the foundation for updating zoning districts & UDO
Simply a way to describe the places we value and want to create
What is a Place Type?
Use-based to Place-based

Palette of Place Types

Charlotte Place Types and Unified Development Ordinance

Land Use

Parking

Open Space

Transitions

Character & Design

Scale & Intensity

Form & Massing

Streets & Public Realm
Vision & Implementation: What are we proposing?

**Vision**

**Plans & Policies**

- The Way We Grow
  - Vision + Principles + Growth Framework

- The Places We Create
  - Place Types

- Area Plans
  - Area specific plans & polices

**Implementation**

**Regulations & Ordinances**

Unified Development Ordinance

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Defines the places we want to create... Establishes the rules to create them.
Ordinance: What do we do now?

Implementation
Regulations & Ordinances

Zoning Ordinance
- Subdivision (Chapter 20)
- Tree (Chapter 21)
- Streets & Sidewalks (Chapter 19)
- Post-Construction Stormwater (Chapter 18)
- Floodplain Regulations (Chapter 9)
- Erosion Control (Chapter 17)
- Driveway/Access Regulations
Opportunities

• Updated expectations for urban and infill development (less reliance on conditional zoning)
• Easy to use and understand
• Eliminate inconsistencies between Ordinances
• Implement the kind of development our plans envision
The Evolution of our Zoning Ordinance…
from use-based to place-based

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Vision & Implementation: How do we tie it all together?

What if we could envision all of our places across the city?

Vision:
Place Type - Center City

Implementation:
Zoning - Uptown Mixed Use Development District
What Have We Done?
Who is Involved?

- Community/Neighborhoods
- UDO Advisory Committee
- Planning Commission
- Transportation & Planning Committee
- Interdepartmental Technical Team
  - Charlotte Department of Transportation
  - Engineering & Property Management
  - Housing & Neighborhood Services
  - Economic Development
  - Mecklenburg County
Who is Involved?

CharlotteUDO.org

Community & Neighborhood Meetings
5 Community Workshops
30+ Neighborhood Meetings
1,900+ Registered Contacts
What we Heard

Key Themes from:
City Council
Planning Commission
Advisory Committee
Public

- Keep Council up to date (support and understanding)
- Clarify relationship between Place Types, policy/area plans & zoning ordinance
- A unified ordinance is a priority
- Broaden engagement
- Length of process (do we have to do it all at once?)
What have we done?

• Draft Place Type Palette

• Unified Development Ordinance Technical Outline

• Identify Ordinance Issues and priorities (Technical review & Advisory Committee)
What’s Next?
Question: Do we have to do this all at once?
Walkability

Implement short-term recommendations of the *Charlotte Walks Plan* (adopted February 2017)

- Chapter 19 (streets & sidewalks) text amendments
- Removes gaps in ordinance to ensure more sidewalks are built and upgraded through by-right development
- Council Hearing (November 13th)
- Council Decision (November 27th)
Priorities

Interim updates to our ordinances

Transit Oriented Development

Update the TOD Zoning District to support our expectations for development

• Incorporate the recommendations of the Planning Commission

• Will serve as an example/model for other zoning districts in the UDO (e.g. PED, Mixed Use Districts)
Affordable Housing

As part of the development of a Comprehensive Housing Strategy (Housing & Neighborhood Services):

- Review & revise the Voluntary Mixed Income Housing Program (ordinance)
- Consider expedited development review process for affordable housing projects (process)
- Review & revise the Housing Locational Policy to incentivize affordable housing in urban areas as a tool to mitigate displacement (policy)
Priorities
Interim updates to our ordinances

Administration
• Clarify decision-making process for resolving conflicts between ordinances

Redevelopment
• Review & consider some flexibility for “urban” sites where we want to encourage reinvestment

Neighborhoods
• Review & consider a Neighborhood Conservation Overlay District as a tool to manage neighborhood investment
What’s Next 2018

Place Types
• Public Engagement & Outreach (winter/spring 2018)
• Draft Place Type Policy Document (summer 2018)
• Council Adoption (fall 2018)

Unified Development Ordinance
• Advance work on ordinance priorities (2017/2018)
• First Draft UDO (winter 2018/2019)
Questions