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CHARLOTTE-MECKLENBURG PLANNING

Land Use Policy & Development Ordinance Update

Professional Engineers N.C. (PENC)

November 15, 2016

Land Use Policy & Development Ordinance Update

- Why?
- Approach
- Process

Charlotte's Vision…

Livable city

Vibrant economy

Thriving natural environment

Diverse population

Choices for housing, education, employment

Safe & attractive neighborhoods

Citizen involvement

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 vitality.

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It’s About Creating a Community of Great Places

Why a New Ordinance?

Our Development Ordinances do not adequately implement our vision for Charlotte as it grows

- Lacks clear vision of the community we want to create
- Amendments have created a Development Code that is difficult to use & understand
- Reliance on Conditional rezonings indicates that the current districts are inadequate
- Technical conflicts and inconsistencies between Ordinances

What's the approach?

Goals

What we are trying to achieve

Vision	Refine tools to support our community and economic development vision
Alignment	Ordinance(s) that are aligned to work in concert to implement adopted plans and policies
Predictability	Clear and predictable tools & process with standards that result in better development
Clarity	Simplify terms and create common language; understandable for all users

Approach

Land Use Policy & Development Ordinance Update

- **Placed-Based:**

  Align zoning districts with “Charlotte places” to implement the vision in our plans and policies

- **Hybrid:**

  Utilize zoning techniques (e.g., form-based and performance standards) based on the intent and needs of the district

- **Unified Development Ordinance:**

  Combine development ordinances in one place to create a streamlined process and user understanding

Land Use Policy & Development Ordinance Update

Policies & Plans

General Development Policies
Guidance on Community Design

Centers, Corridors & Wedges
Growth Framework

NEW Charlotte Place Types
Community Character

Unified Vision for Charlotte

Area Plans
Parcel specific Future Land Use

Regulations & Ordinances

Zoning Ordinance

Subdivision
(Chapter 20)

Tree
(Chapter 21)

Streets & Sidewalks
(Chapter 19)

Post-Construction Stormwater
(Chapter 18)

Unified Development Ordinance

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Implementing Our Vision: **Centers, Corridors & Wedges**

Activity Centers

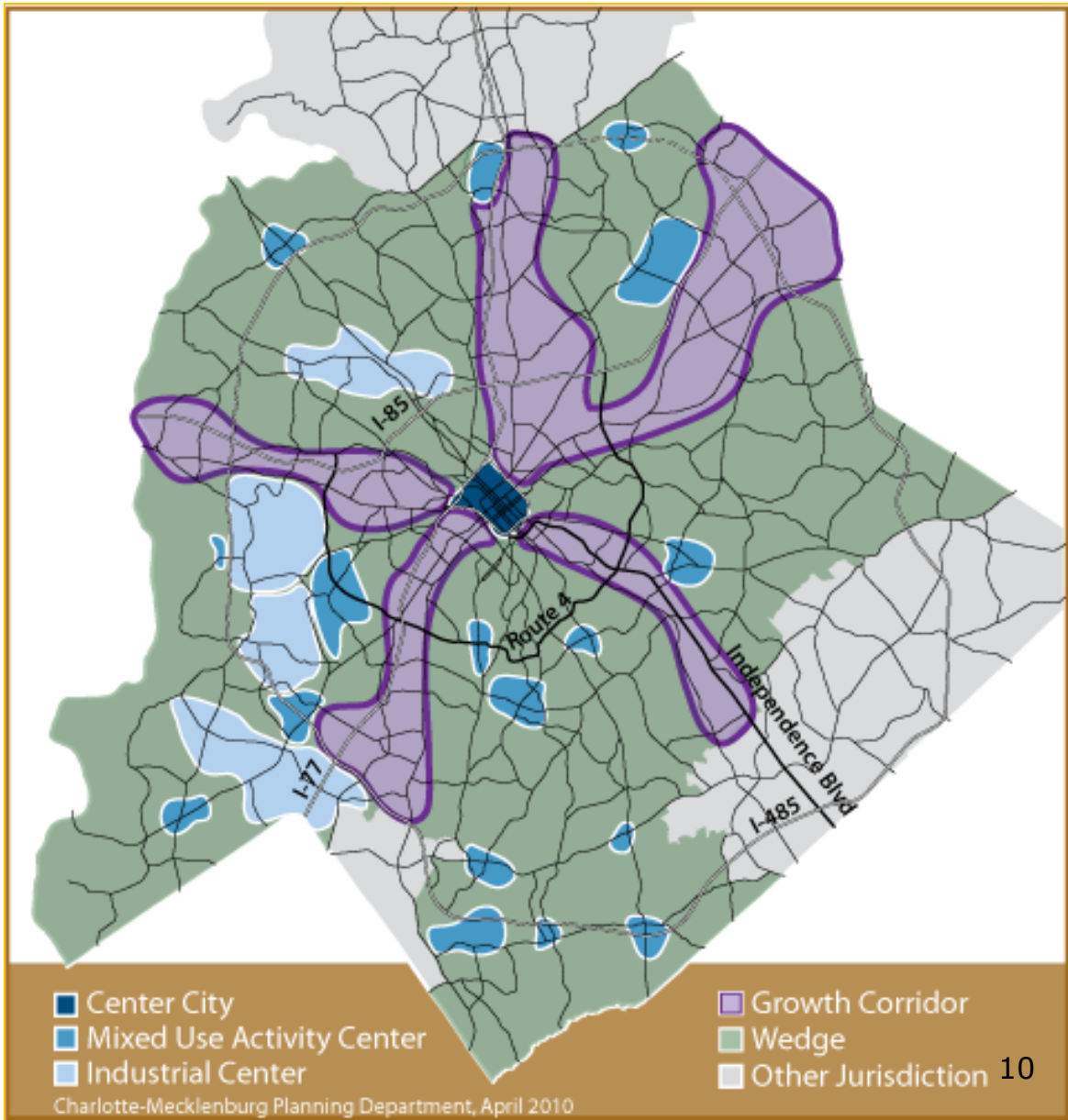
are generally appropriate for new growth, with generally increased intensity of development.

Growth Corridors

are priority locations for new growth, but may include specific neighborhoods for preservation.

Wedges

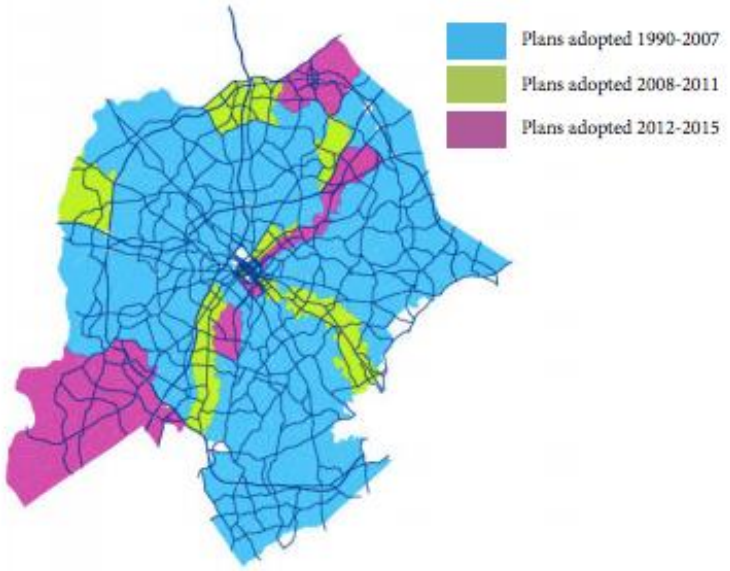
are predominantly low density residential with limited higher density housing and neighborhood serving commercial uses.



Place Types: **How do they relate to our current plans & polices?**

Types of Plans

Elements of Place	CCW	GDP	Area Plans 1990-2007	Area Plans 2008-2011	Area Plans 2012- Present	Place Types
Vision	■	■	■	■	■	▨
Land Use			■	■	■	▨
Appropriate Density/ Intensity		■		■	■	▨
Building Height					■	▨
Building Types		■			■	▨
Setbacks/ Build-to lines				■	■	▨
Open Space Elements					■	▨
Parking Provisions		■			■	▨
Street Typologies				■	■	▨
Specific Street Connections					■	
Other Infrastructure Projects					■	



Evolution of Policy

- Content and format evolve to accommodate different standards, growth pressures, and opportunities of the time.
- Earlier plans (shown in blue) tended to cover larger areas and include less detail
- Newer plans (shown in green and pink) focus on smaller geographies but provide greater detail

Northlake Mall

Place Type:

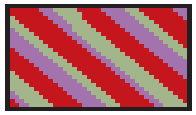
Vision
Land Use

Form & Pattern

Setback
Height
Density
Parking
Streetscape
Open Space

Morehead Street

Future Land Use:
Residential/Office/Retail



Northlake Mall

Mixed Use

Activity Center

Place Type:

Vision

Land Use

Form & Pattern

Setback

Height

Density

Parking

Streetscape

Open Space

Morehead Street

Mixed Use

Neighborhood

Place Types: **Building on an existing foundation**

CONNECT our FUTURE

Place Types and Community Types

14-county, bi-state regional public process (2005-2008)

Building upon a foundation:

- 3 year process
- Public, Private and Nonprofit
- 80+ Public Engagement Opportunities
- 400+ Regional Leaders
- 60 Local Governments & Government Agencies
- 8,400 individuals participated

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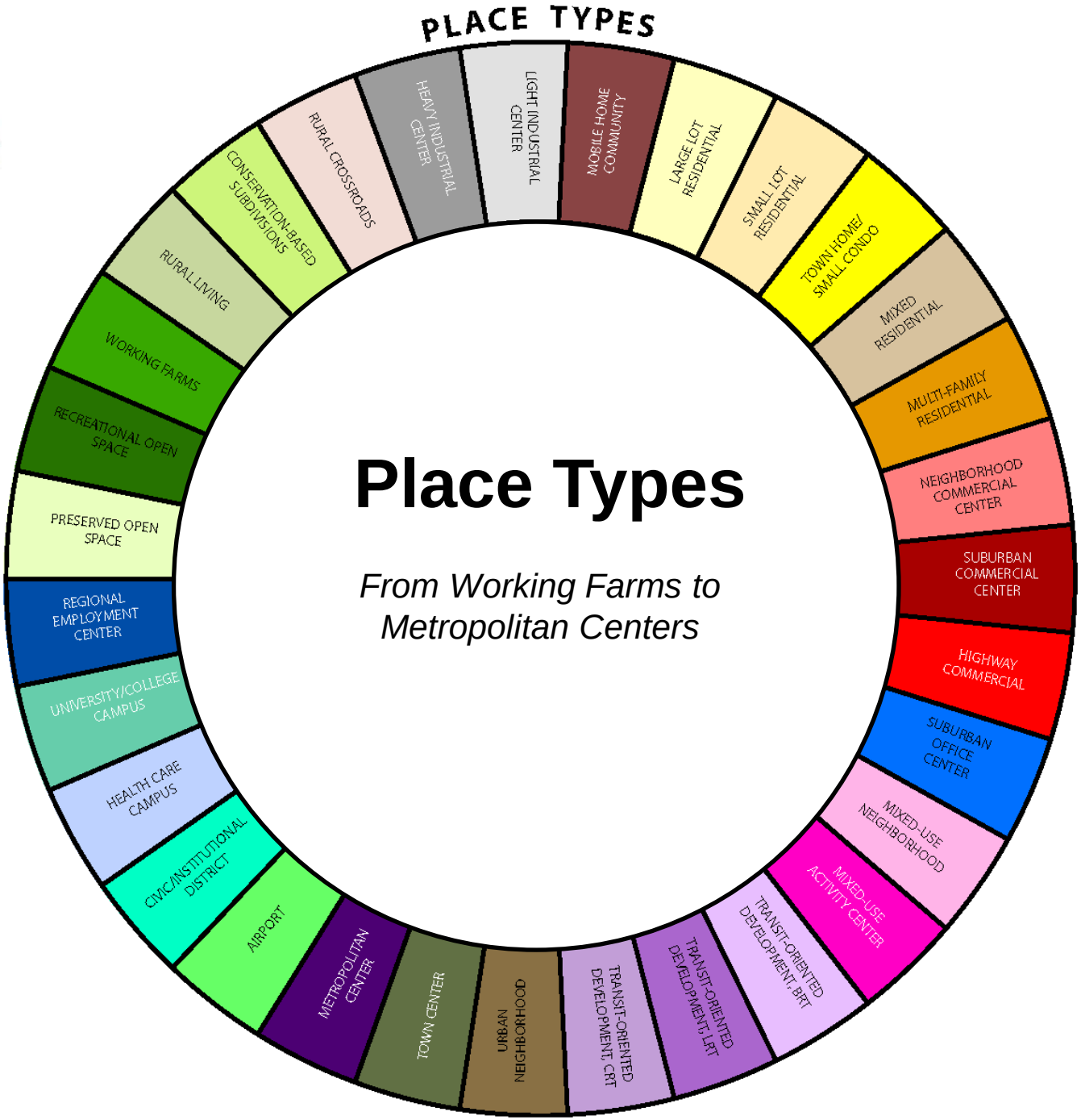
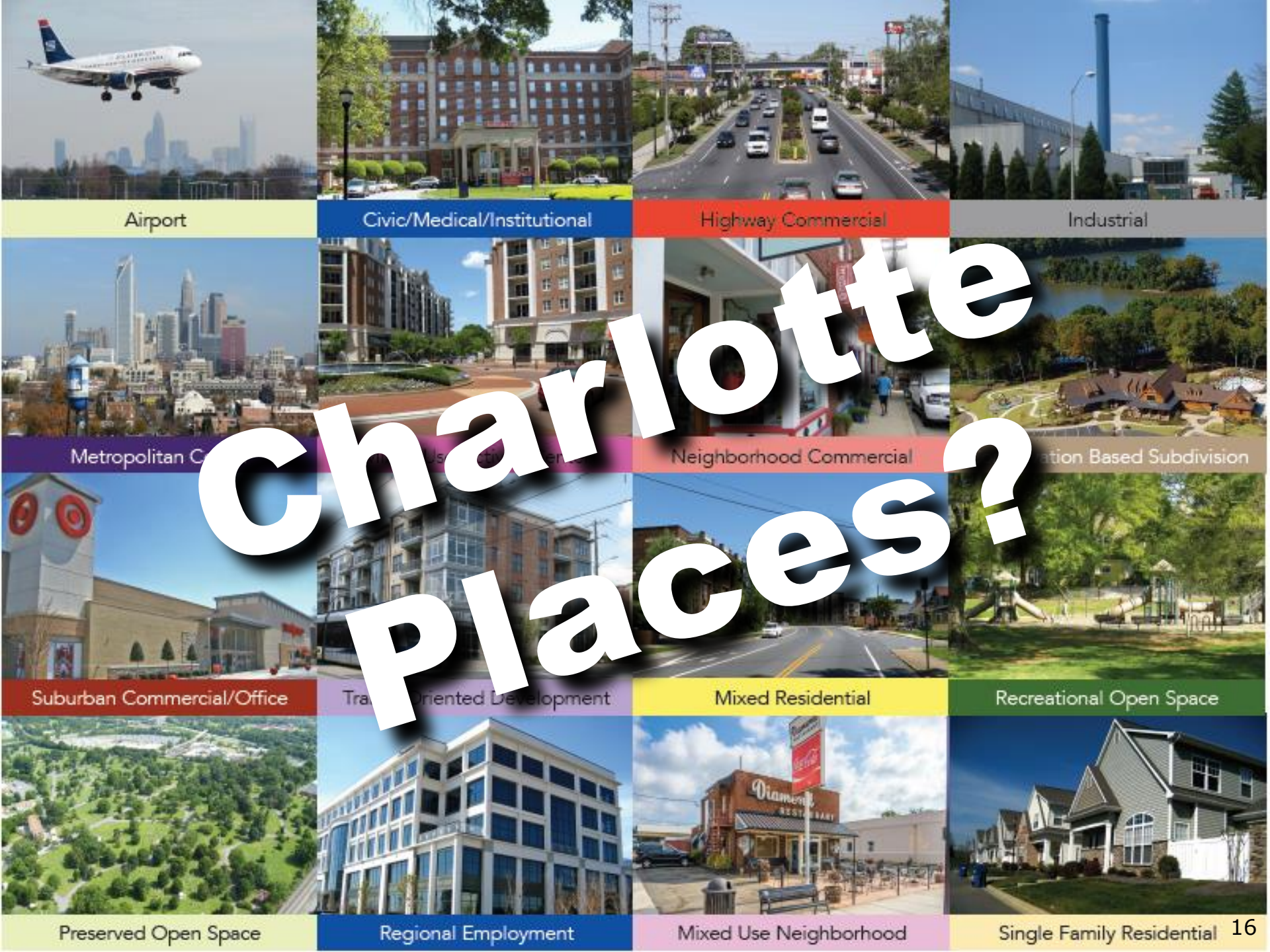


Place Types

From Working Farms to Metropolitan Centers


Airport
Civic/Medical/Institutional
Highway Commercial
Industrial
Neighborhood Commercial
Suburban Commercial/Office
Mixed Residential
Recreational Open Space
Preserved Open Space
Regional Employment
Mixed Use Neighborhood
Single Family Residential
Charlotte
Places?

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Charlotte's Place Type Palette

STEP ONE

Eliminate CONNECT place types not applicable to Charlotte.

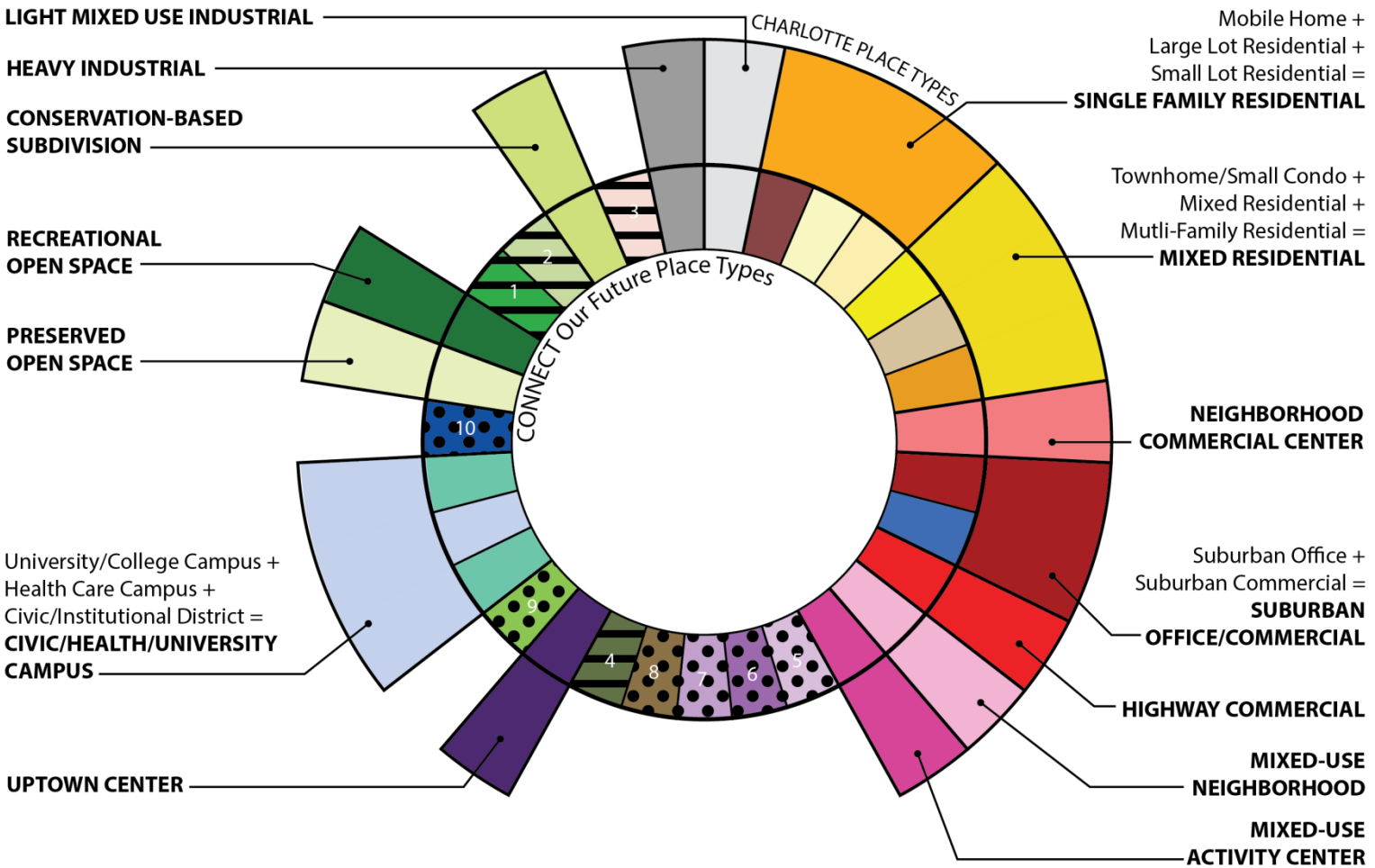
1. Working Farm
2. Rural Living
3. Rural Crossroads
4. Town Center

STEP TWO

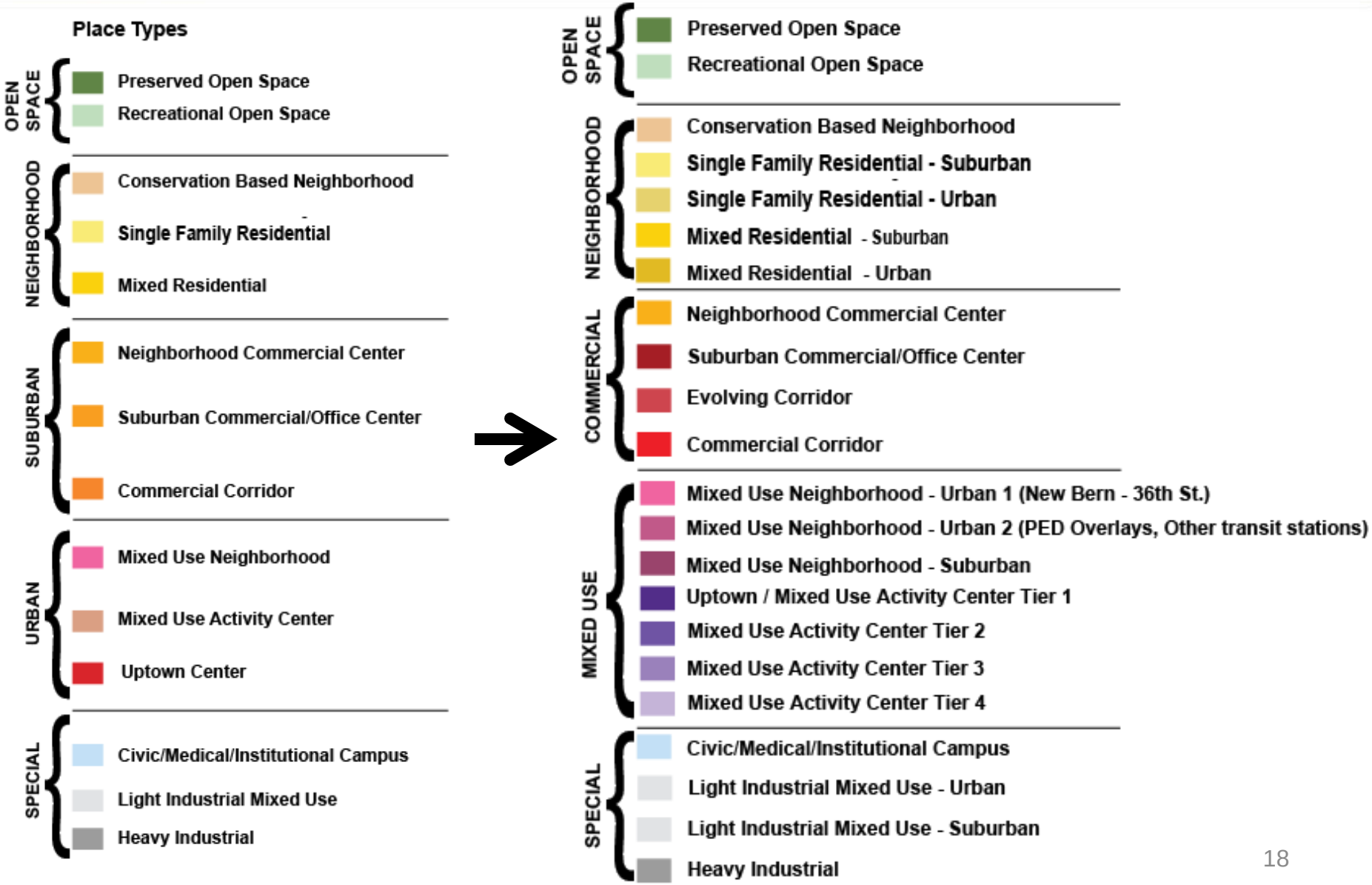
Collapse CONNECT place type classifications.

5 - 7. Transit Oriented Development » Mixed Residential, Neighborhood Commercial Center, Uptown

8. Urban Neighborhood » Mixed Use Neighborhood
9. Airport » Heavy Industrial
10. Regional Employment » Light Mixed Industrial Civic/Health/University Campus



Refined Palette



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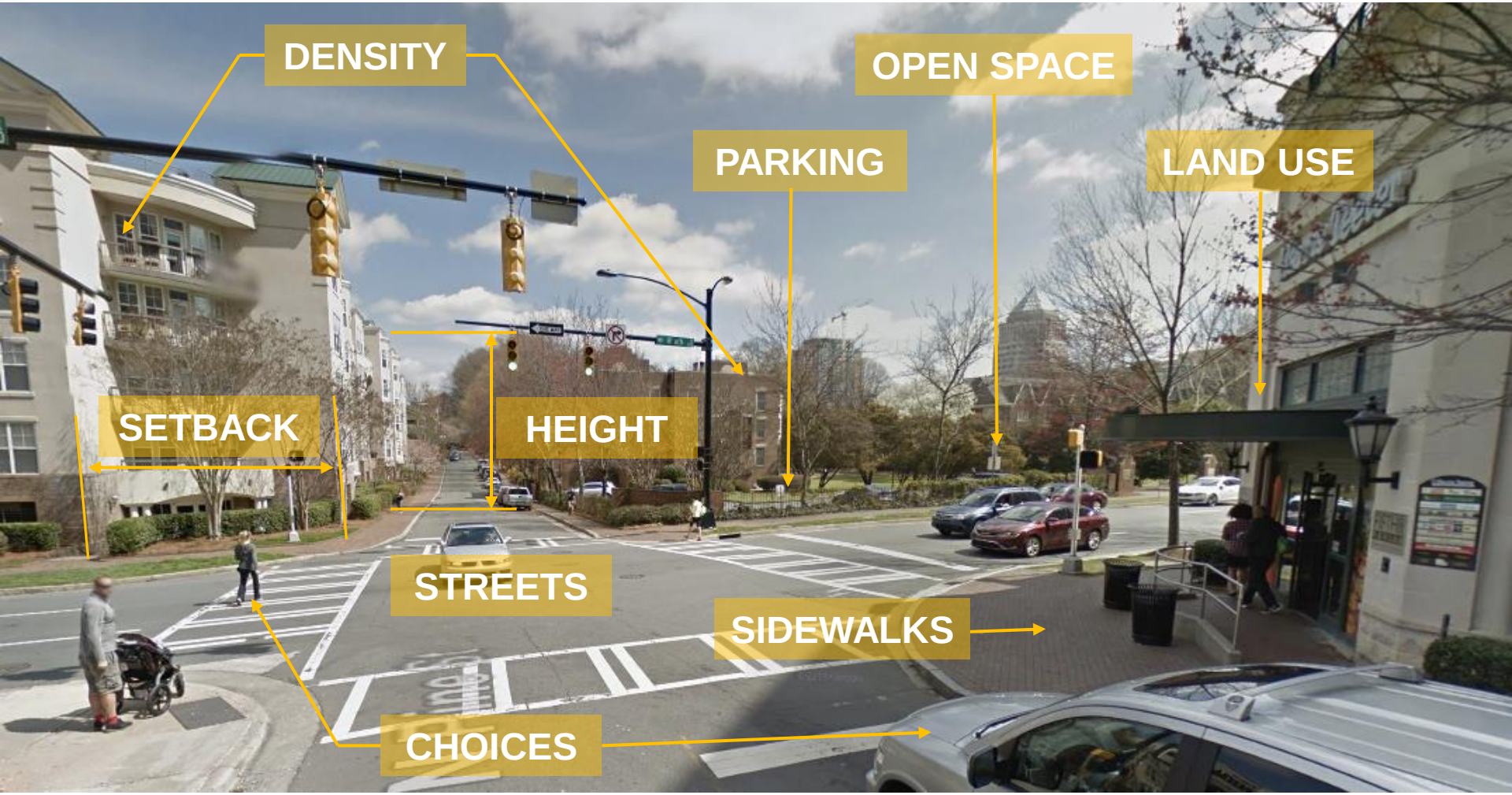
What makes a “place”?



Place Type

VISION

Each place type includes a vision statement which outlines the community's aspirations for the area.

LAND USE

Each place type identifies primary and secondary land uses appropriate for the area. The uses are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

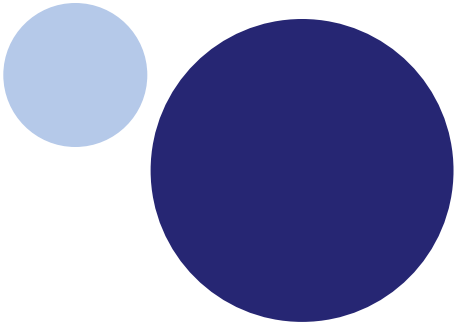
FORM & PATTERN

The form and pattern displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community identity important to distinguishing development in this category from in the city.

Density	The number of residential units permitted on one acre of land.
Building Height	The average prevailing height of buildings in the vicinity.
Build-to Line	The line at which a building facade is to occur on a lot.
Open Space	Non-buildable land reserved for active or passive recreation.
Transportation Choices	Requirements to accommodate different modes of transportation such as sidewalks for the pedestrian.
Parking	Appropriate location for any required parking.

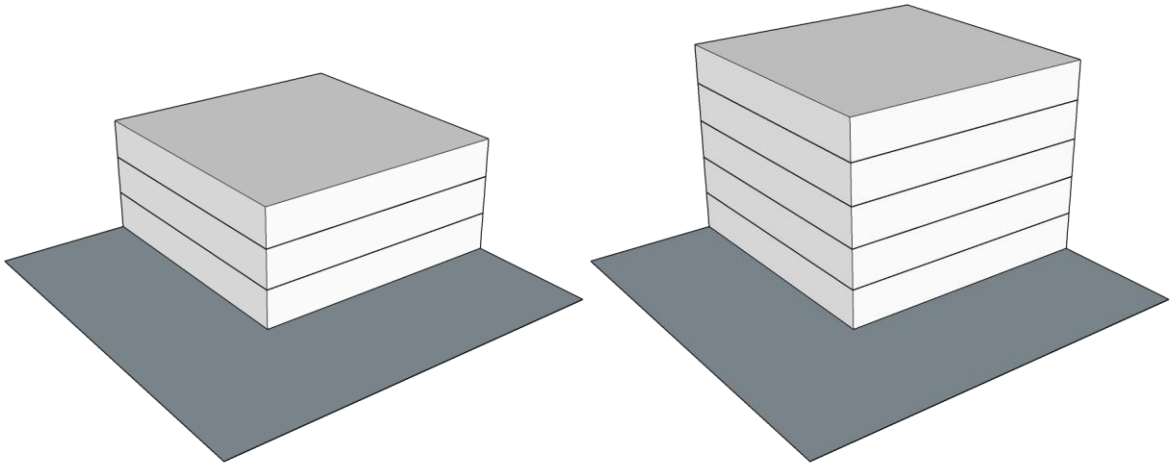
Activity Center Tiers

1. Intensity



2. Mix of Uses

3. Scale



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Criteria → Manual

neighborhood commercial center

land uses

Primary Uses:
- General Commercial
- Retail
- Office
- Mixed Use

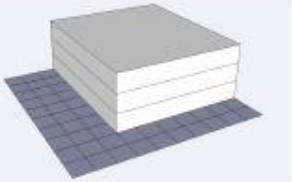
Secondary Uses:
- Residential
- Institutional
- Farmers Market

Mix of Uses:

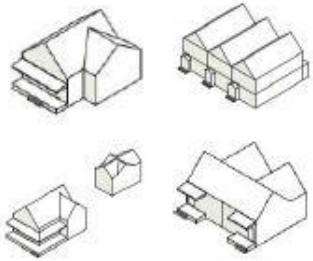
Small scale, neighborhood commercial centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of neighborhood commercial centers transitions effectively between residential and non-residential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some neighborhood commercial centers may include upper story residential and/or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access, circulation, etc. toward away from the neighborhood.

development intensity

	Center	Corridor	Wedge
Typical Lot Coverage	Moderate to High	Moderate to High	Moderate to High
Residential Density	15-22 DUA	15-22 DUA	10-15 DUA
Number of Stories	N/A	N/A	1-3
Average Non-Residential Building Size	50,000 sq. ft. maximum	50,000 sq. ft. maximum	50,000 - 60,000 sq. ft. maximum



building types



- Low-rise Commercial/Office
- Mixed-use Building
- Townhomes
- Courtyard Flats

example areas

Colony Place at Colony & Rea Rd.
Four Seasons Plaza at Albemarle Rd. & Farm Pond Ln.
Shoppes at Davis Lake at WT Harris & Davis Lake Pkwy.
Atherton Mill and Market at South Blvd. & Tremont Av.

zoning districts

XX-X
XX-X
XX-X
XX-X

PARKING

- On-Street Parking
- Rear Parking

STREET TYPES

- Local Residential Narrow
- Local Residential Medium
- Local Residential Wide
- Local Office/Commercial Narrow
- Local Office/Commercial Wide
- Etc.
- Etc
- Etc
- Etc
- Etc

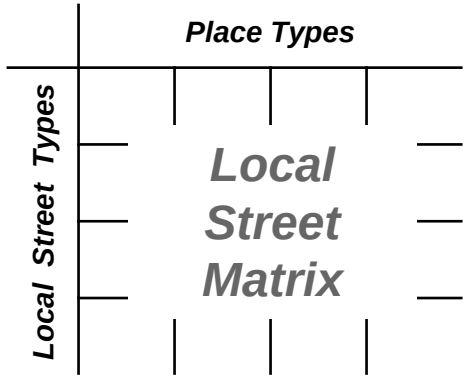
form & pattern

Orientation	Collector or Thoroughfare
Typical Block Length	600'
Setback or Build-to-Line	Setback
Maximum Building Length	75' - 100'
Tree Canopy/Conservation	Low
Street Connectivity	
Open Space Elements	• Pocket Park • Plaza

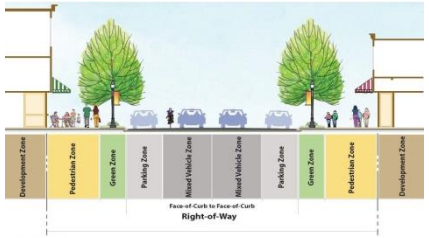
Neighborhood commercial centers are generally located adjacent to residential neighborhoods near major street intersections.

Street Design Expectations

Place Types Guide



Local street cross-sections



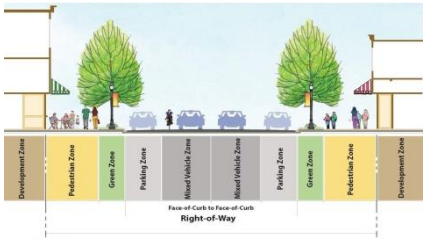
Guidance for:

- Driveways (access management)
- Block Lengths (from USDG)
- Connectivity (intersection density)
- Signal Spacing (philosophy)
- Parking Location/Design
- Bike and ped facilities

UDO

PTG → **All that…**

plus, **Arterial street cross-sections**

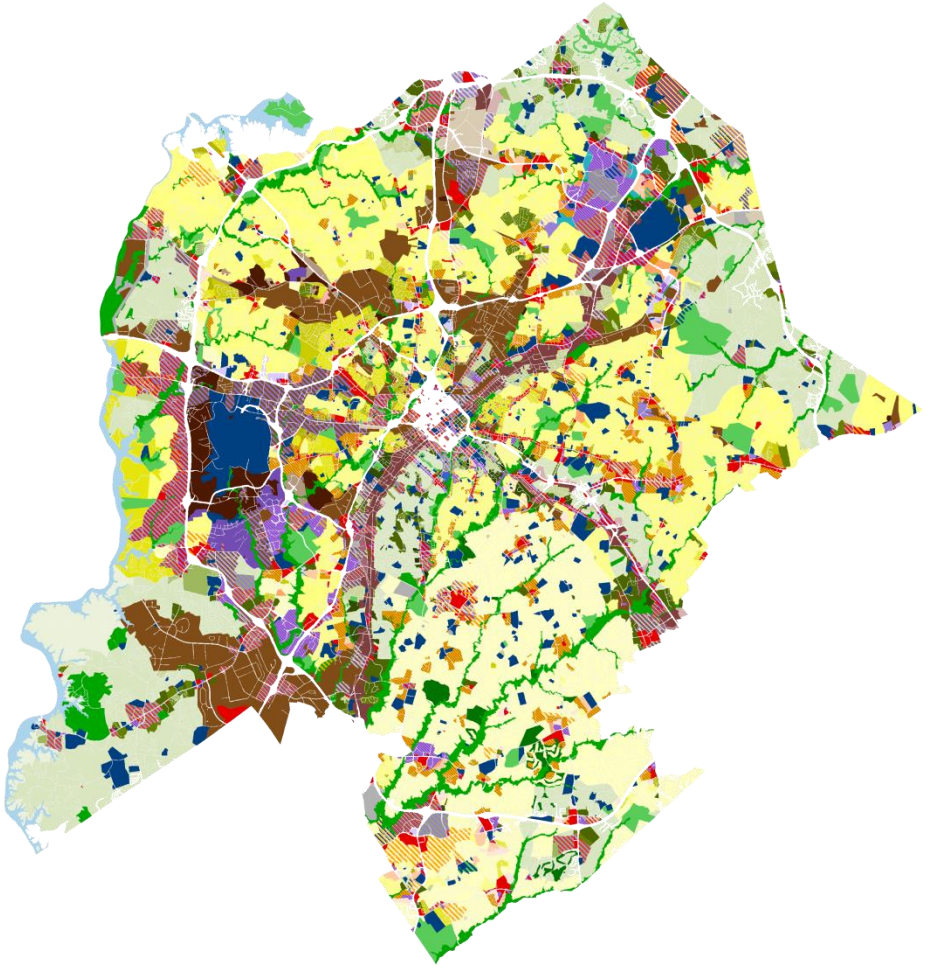


plus, **References* to Street Map/Plan**

*** Requirements based on Place Types and Street Map**

Test Mapping: Future Land Use → Place Type

Adopted Future Land Use



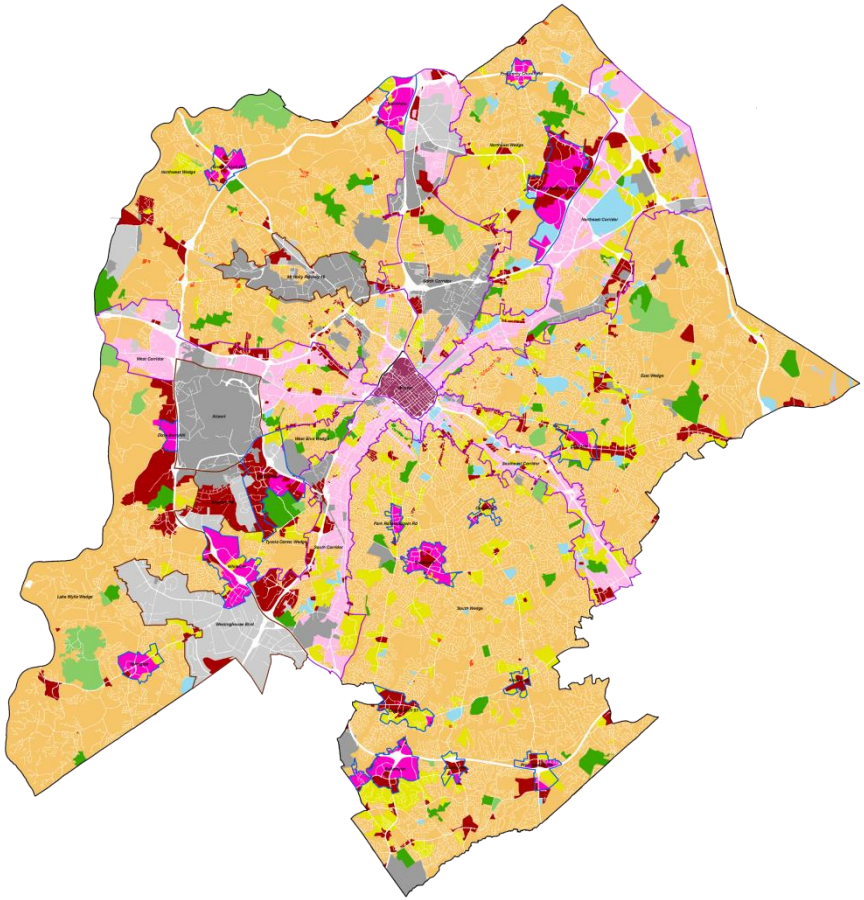
Place Type

Place Types + Levels of Intensity

- **What is the objective of creating levels of intensity?**
  - Capture the different in similar character types (existing conditions and future change)
  - Lead to a future zoning districts (levels of connectivity and density, size, form & pattern)

Place Types + Levels of Intensity

Place Type Test Map



Level of Intensity Tiers

Activity Centers:

Intensity Tier 1
Intensity Tier 2
Intensity Tier 3
Intensity Tier 4

Other Place Types:

Urban Tier
Suburban Tier

Place Types + Levels of Intensity

Element	Corridor	T1 Center	T2 Center	T3 Center	Wedge
Connectivity	⊕ ←				→ ⊖
Transit Options	⊕ ←				→ ⊖
Lot Size	⊖ ←				→ ⊕
Lot Coverage	⊕ ←				→ ⊖
Height	⊕ ←				→ ⊖
Setback	⊖ ←				→ ⊕
Mix of Building Types	⊕ ←				→ ⊖

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PLACES

ZONING DISTRICTS	Center City	Station Areas	Activity Centers	Commercial Corridors	Others?
Mixed Use			MUDD		
Uptown Mixed Use	UMUD				
Transit Oriented Development		TOD-R TOD-M TOD-O			
Commercial Center			CC		
Neighborhood Services			NS		
Business				B-1 B-2	
Others?					

- Design the right zoning district for the right place
- More required standards less negotiated
- Make process predictable for projects that fit the place

PLACE TYPES

FUTURE ZONING DISTRICTS

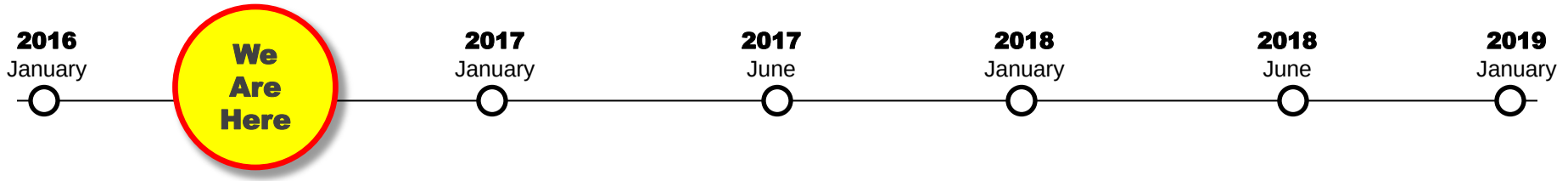
	Metropolitan Center	Mixed Use Activity Center	Mixed Use Neighborhood	Highway Commercial	Suburban Commercial Center	Neighborhood Commercial Center	Mixed Residential	Single Famiiy Residential	Conservation Based Subdivision	Campus	Light Industrial Mixed Use Center	Heavy Industrial	Regional Employment Center
Urban Mixed Use	1	2											
Suburban Mixed Use		2											
Neighborhood			3		2	2	4	4	1				
Commercial Corridor				2									
Special										1	1	1	1
Other?													

Work in Progress

A Place-Based Growth Policy = A Place-Based Ordinance

- Place Types reinforce existing quality & character and/or facilitate future change where desired
- Place Types will function as the foundation for zoning districts
- Each Place Type may result in multiple directly related zoning districts
- A Place Types map will provide clear link to Zoning Map

How to stay involved.



Land Use Policy & Development Ordinance Update

Approach | **Development** | **Adoption**

- **Define Place-based Growth Framework**
- **Draft** Place Types Guide
- **Place Type Mapping**
- **Adopted** Place Types Guide + Draft Map
- **Adopted** Place Types Map (Future Land Use)
- **Define UDO Goals + Approach**
- **Strategic Directions + District/Ord Matrix**
- **Multiple Working Drafts** UDO
- **Public Review Draft** UDO
- **Public Hearing Draft** UDO

Community Outreach

Coordinated	**Reached 450 citizens and counting…** concurrent & on-going city meetings and events
Virtual	**CharlotteUDO.org** information sharing, document review & comment, mapping tools, social media
"Go To"	stakeholder interviews, neighborhoods, and organizations (incl. Planning Commission / City Council)
Advisory	selected committee for on-going advisory & technical review
Geographic	area specific workshops, mapping, UDO discussions
Community-wide	open houses & forums

CharlotteUDO.org