



Advisory Committee Meeting Agenda – August 24, 2017

5:00 – **Welcome & Introductions**
(Tony/Committee)

5:15 – **Project Update** (Ed)

- Current tasks & schedule

5:30 – **UDO Outline & Structure**
(Laura Harmon/Arista Strungys)

- Review Draft Outline
- Discussion & Questions

6:15 – **Wrap Up** (Tony/Ed)

- Next Committee Agenda

6:30 - **Adjourn**

Mission & Purpose:

This committee is comprised of community members engaged in planning, development and civic leadership in the City of Charlotte. They have been convened in order to help guide and inform the process of Charlotte's development ordinance update (Charlotte Place Types and Unified Development Ordinance). Their mission is to help ensure an inclusive, rigorous and transparent process.

Committee Role & Expectations:

- *Provide expertise and feedback to shape the process and outcomes*
- *Be a connection various professional and community organizations, sharing information and connecting others to the process*
- *Serve as a sounding board that uncovers blind spots and identifies challenges and unintended consequences*
- *Provide for frank and transparent dialogue*

Committee Culture & Engagement:

- *Respect everyone's responsibility to speak*
- *Engage with civility*
- *Speak for your point-of-view*
- *Keep an open mind*

Meeting Notes

Meeting Intro (Tony Lathrop)

- The Committee welcomed Irv Schwebel, representing Stone Creek Ranch Neighborhood Association and the greater Ballantyne area. Mr. Schwebel, now retired, has lived in Charlotte for 35 years and was previously with Prudential Real Estate.
- The November meeting will likely be rescheduled to Thursday, November 30 (the current meeting schedule of the fourth Thursday of the month puts that meeting on November 23, which is the Thanksgiving holiday).

Project Update (Ed McKinney)

- Current project activities are focused on documenting ordinance issues (Issues Matrix), the UDO annotated outline, and an updated schedule and work plan.
- Liz Ward briefly noted that she has spoken with City Council members and also with Joe Padilla, of the Real Estate and Building Industry Coalition (REBIC), to begin drafting recommendations for affordable housing strategies that may be considered in the framework of the UDO.

UDO Outline & Structure (Laura Harmon, Assistant Planning Director and Arista Strungys, Camiros)

- The presentation focused on the following proposed outline and structure for the UDO:
 - Section I: **Introduction**
 - Section II: **Definitions and Measurements**
 - Section III: **Zoning Districts and Zoning Map**
 - Sections IV – VIII: **Individual Zoning Districts**
 - Section IX: **Use Regulations**
 - Section X: **General Development Regulations**
 - Section XI: **Natural Resource Regulations**
 - Section XII: **Subdivision and Infrastructure Regulations**
 - Section XIII: **Administration**
- Questions and comments from the Committee and Staff Responses:
 - **Signs**
 - Q:** Does this include signage?
 - A:** Yes, the UDO will carry forward elements found in the current signs section of the Zoning Ordinance.
 - **Place Types and Area Plans**
 - Q:** Are Place Types replacing Area Plans?
 - A:** No. Area Plans will still be a part of the local planning process. Place Types will create enhanced baseline land use and design policies that can be applied City-wide, with Area Plans then reflecting community-specific needs.
 - **Definitions**
 - Definition of terms should be coordinated with the State Building Code as well as between local development ordinances.

○ **Zoning Districts**

Q: What will happen with “old” districts that will no longer be used, and with conditional districts?

A: New districts will focus on physical and dimensional requirements (lot sizes, lot coverage, setbacks, etc.) and will cross-reference a separate table of uses. Properties with conditional zoning will retain their conditional zoning unless it expires or a rezoning is approved. Planned Unit Development (PUD) may be a new zoning tool used in the UDO to accommodate site-specific negotiated zoning, as this a national zoning practice.

○ **Zoning Districts**

Q: Will we end up with two “books” for two different zoning ordinances?

A: No, the intent of the new UDO is to incorporate the zoning ordinance, and other development-related ordinances into one document that replaces the current zoning ordinance.

○ **Place Types**

Q: How are they referenced in the zoning districts?

A: Place Types provide initial policy guidance for developing and allocating zoning districts. For example, the current Centers, Corridors, and Wedges land use policy identifies Transit Station Areas, and the Transit Oriented Development zoning districts (TOD) are a regulatory reflection of this policy. Place Types (policy) will guide the development of new zoning districts (regulation).

○ **Outcome**

Q: Will the development process be better, easier for all users to understand?

A: Yes, making the UDO user-friendly to a broad range of users is a key goal.

○ **Flexibility/Triggers**

Q: Will these be addressed?

A: Yes, the UDO Issues Matrix has been created as a tool that moves from problem-finding (current phase) to problem-solving (later phases) and includes a review of triggers.

○ **User Experience**

Q: Will it be streamlined? Or are we just putting the ordinances in one place? (Need to test this goal).

A: The UDO aims to make the development process clearer for all users and ranges of project sizes.

○ **Overlay Districts**

Q: Do they stay?

A: There will likely still be a need for some overlay districts these will be consolidated in a single section, Special Districts. The UDO outline assumes a general organizing framework around four categories of Place Types, with a fifth category for Special Districts, as follows:

Place Types-based Zoning Districts

1. **Open Space Districts** (natural areas and parks/recreation)
2. **Neighborhood Districts** (residential and neighborhood-scale commercial areas)
3. **Activity Center Districts** (mixed-use and larger-scale commercial areas)
4. **Sector Districts** (employment or industry-cluster areas)

Other Zoning Districts as Needed

5. **Special Districts** (Historic Overlay Districts, Airport Noise Overlay, etc.)

○ **Centers, Corridors, and Wedges (CCW)**

Q: How does CCW tie to the UDO? Where does that go? We can't have multiple layers/references.

A: The team is still working to determine how to update and incorporate CCW policy into Place Types with the goal of simplifying the connection to the UDO and not creating multiple policy layers.

○ **Place Type Map**

Q: When will Place Types be mapped and adopted?

A: The team is still working to determine the process and timeframe for mapping the Place Types.

○ **Zoning/Place Types**

Q: Will rezonings change the Place Types? Will zoning districts be allowed in multiple Place Types?

A: The team is still working to determine the adoption and amendment process for Place Types. A plan amendment process will have to be put in place so that an area's designated Place Types (policy, which comes first) can be changed and updated over time.

○ **Testing**

The Committee would like to see an example of how Place Types will work with the UDO and the new Zoning Ordinance. **A:** The staff will report back on that request at a future meeting.

○ **Administration**

Q: Conditional zoning needs to supersede any conflicts with other ordinances.

A: This issue will require further discussion as part of the overall UDO development.

Wrap Up and Discussion of September Agenda (Ed McKinney)

- Staff is continuing to update the Issues Matrix with the goal of identifying priorities that will shape the schedule of next steps, including possible "testing" of Place Types-to-Zoning scenarios.
- A full Council briefing and project status is scheduled for October 23, 2017.