

Meeting Agenda

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

5:15 – January Meeting Follow-up (Ed)

- Review mission & purpose statement
- Meeting Schedule

5:30 – Place Type Test Case (Ed)

- Review January Meeting discussion
- Charlotte Place Types Test Case discussion
- Discussion & Next Steps

6:00 – Place Types (Ed)

- Process & work-to-date
- Next Steps

6:30 – Wrap Up (Tony)

- Questions/future topics

Summary Notes

January Meeting Follow-up (Ed McKinney)

- Following meetings will focus on Vision, Process, Links to UDO

Place Type Test Case

Established Neighborhood/Community Character

- The community did define what they wanted using the existing ordinance.
- This activity node is really small in terms of geography. How does this relate to the larger city?
- Retail already had a history there – you’re dealing with places that are growing organically. If done today, would this be done differently?
- How do we encourage what’s in proximity?
Q: How do we encourage access? A: You change the character of the neighborhood.
- The place does, however, reflect the context of its specific neighborhood.
- It’s reflective of community and neighborhood and what they want in their surroundings.
- The example used is one where the character hasn’t really changed. A good example of old Charlotte.
- Our process does need to make decisions to make a healthy community, so sometimes the professionals must decide the vision.

Firmness on Policy vs. Flexibility with Market

- There was always a center there – it failed – and now it’s working again. Did zoning make or break this place?
- Concern with Place Types, as they’re drafted now, is that they outline and describe what’s already there, but doesn’t account for future conditions (i.e. demographics). How do you redraw the lines to make it a workable center?
- This place works because there’s a mix of things there: uses, price points, etc. How can you make regulations that get you to an end (i.e. walkable setting)?
- Neighborhood Centers are integral to the area – uses strengthened the neighborhood.
- What kind of neighborhood center should a “suburban” area have that doesn’t have one now?
- New neighborhood centers have been created like Phillips Place, Birkdale Village, Ayrsley.
- Does include uses that are “destinations” that happen to be in a neighborhood.
- How do you define how/what place is what Place Type?
- A “neighborhood center” should have a wider vocabulary to include broad, more “family” oriented uses that create community.
- The uses inside the buildings created the success, not necessarily the form.
- The policy/zoning didn’t appear to limit the uses of what the neighborhood wants.

- Planning and Place Types can’t/shouldn’t dictate architecture – the market should and does do that.

Scale: Site size/depth? Building setback/height?

- How big should the area be? Takes issue with artificially setting a hard boundary – would like to see more integration between uses. How does this relate to Queens University? How does a place’s Sense of Place attract a New South community? How does it relate to transit?
- What we’re talking about here is scale and proximity.
- Size was based on maximizing land value – shouldn’t get hung up in the specifics, they come in all sizes.
- What can we learn from built places (scale, adjacencies) to guide how a future area could develop?
- Did form create the success?
- This place still embodies some elements that we don’t want – back of curb sidewalk, parking in front of building.
- Where/how do we decide where places are mapped in relation to infrastructure?

**Standardization for Efficiency vs.
Customization for Flexibility**

- Will we replace zoning districts without places without addressing the fragmented policy/policies?
- Does form-based zoning lead to cookie-cutter responses? How can we find a balance?
- Large gaps in vision still exist. How can Place Types be used without filling those gaps?
- Isn't the misalignment of the ordinances the issue?!? How do Place Types address this?

Process

- Still need more neighborhood representatives on the committee.
- Somewhere in the process the group needs to see what makes up a place.
- Is there City Council buy-in to reduce conditional rezoning needs?
- How do we educate the community on the characteristics that define their vision? Technical tools and access to info should make it easier. How do we reach those people that don't show up for rezoning meetings?
- Individual departments and ordinances work against creating the same vision.