



## Advisory Committee Meeting Agenda – July 27, 2017

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

5:15 – **Project Update** (Ed)

- Current tasks & schedule
- Recent community meetings

5:30 – **UDO Issues Matrix**  
(Ed/Committee)

- On-going, additional input
- Discussion on priorities
- Next Steps

6:30 – **Wrap Up** (Tony/Ed)

- Next Committee Agenda

6:45 - **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*

## **Summary Notes**

### **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.
- A full Council briefing and project status to be scheduled in October.
- The Planning Department has been attending neighborhood and community meetings since January to introduce the general concepts guiding Charlotte Place Types and the UDO and build public awareness of the project. The most recent meeting occurred on July 13<sup>th</sup>, 2017 convened by the Ballantyne Breakfast Club.

Committee Discussion on the message(s) and purpose of these on-going community meetings included:

- When introducing these concepts to community groups, we need to use plain English rather than planning jargon.
- We need to better explain why we're doing this. We need to explain what's lacking with current ordinances, plus explain where more change vs. less change will occur in neighborhoods.
- We should not send the message that we're doing this (Place Types/UDO) to protect neighborhoods as they are today. We're going to change as more people move here – we have to figure out how and where to accommodate density.
- The difference between Policy and Ordinance could be expanded upon, explaining that Area Plans have become outdated, which is why we're refreshing the vision.
- Clarify that the Area Plan process isn't going away. There is fear that this is becoming a more internalized process and reducing opportunity for public involvement in the future.

### **UDO Issues Matrix** (Update on additional input)

- Sustain Charlotte (Shannon Binns) convened a group of designers/architects (David Walters, Rebecca Fant, Craig Lewis, Dylan McKnight, and Terry Shook) to discuss Charlotte Place Types and the UDO. Summary of discussion (as shared by Rebecca Fant) focused on:

#### **Outreach**

- Messaging needs to be refined to focus on what this means to the audience (i.e. discussion about Areas of More Change vs. Areas of Less Change)
- Consider co-hosting meetings, with neighborhood leaders, etc. leading the meeting, and City staff being available to provide information. By having a community member as part of the meeting team, this can help build trust and interest with the public.

#### **Vision**

- Affordable housing – are we looking at impacts of ordinances on economic/social diversity?
- Need a closer look at “Infrastructure Scale” – street spacing, block faces (i.e. buildings change quickly, but street grids form the “bones” of a city)

- Density: Where do need higher densities to support transit? To support retail? Density's often viewed as negative, but we should also discuss what comes with density.
- Open Space – we need to better define what we mean by the term
- Focus on Areas of More Change vs. Areas of Less Change

#### **Technical**

- Ground floor activation – require it in more places, even outside of transit station areas
- Need new approach to parking requirements (i.e. “parking districts” as a public utility, look at impact of ridesharing, ex. Uber, Lyft)
- Urban vs. suburban area regulations – There should be differences in tree, stormwater, etc.?
- The Planning Department has been facilitating multidepartment city staff meetings to identify ordinance issues. Assistant Director Laura Harmon provided an initial summary of issues:
  - Affordable housing is a priority.
  - Street design (determination and definition of right-of-way) and setbacks (from back of curb) need to be simplified.
  - Sign Ordinance currently has individual standards in urban zoning districts, so there's a need for more consistent standards across all zoning districts.
  - Urban zoning districts are currently used for the majority of rezonings, so they need updated standards for design issues such as building massing and ground-level treatment.
  - Tree Ordinance needs to be updated to better accommodate urban/infill conditions.
- Additional Committee discussion included:
  - Are we working with NCDOT?
  - How are we approaching affordable housing: cost-of-development vs. encouraging income-based (% of Area Median Income) thresholds?
  - We need to consider the impact of ordinance requirements (e.g. requirements for trees, streets, wide sidewalks, etc.) on the cost of development and affordable housing.
  - One of the biggest barriers to affordable housing is the time involved in the development approval and permitting process. Streamlining the process for affordable housing developers (entitlements and permitting) would make it easier for projects to come to fruition.
  - When the stormwater ordinance was revised, a cost assessment was done. This same approach should be taken for the Tree Ordinance, especially for infill development.
  - We need some quick “wins” – concerned about the large scope of issues being developed.
  - Transitions between residential areas and non-residential areas are the key issues – focus on these.

**Wrap Up and Discussion of August 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.
- August Committee meeting will focus on the overall outline and structure of the Unified Development Ordinance.
- Staff will develop a summary sheet of ordinance related terminology and acronyms.