



Charlotte Place Types and
Unified Development Ordinance

Advisory Committee

Meeting Agenda – June 22, 2017

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

5:15 – Project Update (Ed)

- Consultant Introduction
- Confirm summer meeting schedule

5:30 – Place Type Overview (Kathy Cornett & Garet Johnson)

- Review Draft Palette of Place Types
- Discuss Relationship to Zoning/UDO

6:30 – UDO Issues Matrix (Ed)

- Update & status
- Next Steps

6:45 – Wrap Up (Tony)

- Next Committee Agenda

7:00 - 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)

- Committee Schedule – Committee confirmed availability for the July 27 and August 24 meetings.
- Consultant Introduction - Arista Strungys and Chris Jennette from Camiros (UDO consultant) briefly introduced themselves, and their experience updating zoning and development ordinances across the country.

Place Type Overview (Kathy Cornett & Garet Johnson, Planning Dept.)

- Kathy Cornett & Garet Johnson provided an update on Place Types work and the draft “palette” of Place Types that will ultimately guide the update and creation of zoning districts within the UDO (see presentation).

Committee Discussion & Questions:

- ***Will the City’s Centers, Corridors, and Wedges (CCW) growth framework would go away?*** City staff noted that CCW will be updated and incorporated into Place Types, providing more refined policy guidance.
- ***As we implement new zoning districts, will there be a process for changing/updating Place Types?*** City staff noted that a process for future updates to Place Types will need to be defined.
- ***How specific will Place Types elements get – will these be ranges or hard numbers? Ex. Will Neighborhood 1 have different element for Dilworth compared to Berewick?*** City staff noted Place Types will list ranges, while zoning and other elements of the UDO will have specific regulations.
- ***Is “mix of uses” element in a Place Type a determination of the minimum mix that must be present?***
- ***How specific will land uses be within Place Types?*** City staff noted that Place Types will set general parameters for primary and secondary land uses, while zoning will regulate specific land uses.
- ***Will we include prioritization of ordinances within Place Types? E.g. urban area place types will emphasize stormwater ordinance, but suburban place types will emphasize tree ordinance.*** City staff noted that this will be a key on-going issue to be discussed further.
- ***Will ordinances be re-written to address the goals of Place Types?***
- ***Is it necessary to address density in Place Types, given all the other elements that are already considered? (i.e. setbacks, lot coverage, height)*** City staff noted that density is still one of many factors being considered in Place Types.

- ***Will Place Types make a distinction between what is Urban and Suburban?*** City staff noted that Place Types do not define the terms “Urban” and “Suburban”.
- ***Will the community have the opportunity to comment on housing choices? This is the time to look 50 years out and ask what type of city Charlotteans want to live in.*** City staff agreed that public engagement on the development of Place Types is key.
- ***Given a recent rezoning denial at Sharon Rd. and Providence Rd., does this indicate a gap in what we think people want and what they actually do want?*** City staff noted that Place Types seeks greater clarity and consistency than current Future Land Use contained in Area Plans.
- ***Does open space need to be a Place Type, given that it’s allowed everywhere as a use?***
- ***What is the base density of Neighborhood 1?***
- ***Why would we include low to mid-rise buildings under the Building Type element in the Center City Place Type? – does this tell the public that we expect Uptown to have single story buildings in the future?*** Ranges still need to be refined with the intent that they reflect the mix appropriate to each Place Type.
- ***How are corridors addressed within centers?*** City staff noted that current Place Types thinking puts corridors with Districts (Business) and centers as more defined nodes of activity, Centers (Community Center).
- ***How are Place Types and the UDO going to help and benefit the community? Are there any new concepts? We can’t overcome lack of area plans with broad brushstrokes of place types.*** City staff noted that Place Types create a consistent terminology and set of policies that apply Citywide, which can then inform the application of zoning and development regulations.
- ***Why is Place Types better than a Comprehensive Plan or doing Area Plans?*** City staff noted that under current practice, each Area Plan is customized, which is essentially “reinventing the wheel”. Place Types put a more consistent set of standards in place that can be used Citywide.
- ***Committee member noted that the Prosperity Hucks Area plan took two years to create due to educating stakeholders on the plan’s vocabulary. Place Types would make future Area Plans easier and quicker by having a common set of Citywide policies.***
- ***Are Place Types mutually exclusive? Can they layer on top of one another in places, for example, East Charlotte?*** City staff noted that East Charlotte, like the rest of the city, is comprised of many different Place Types and that they’re tied to the character of a place.
- ***How can we leverage technology to make this [Place Types and UDO] more dynamic to understand and use once it’s complete?*** City staff noted that future plans need to be digitally-focused.

- ***Delineating Place Types with hard boundaries might have negative ramifications on affordability and may drive up land prices – neighborhoods need to morph over time. Diversity, inclusivity, affordable housing overlay – where does any of this belong?*** City staff acknowledged that policy questions about housing choices and affordable housing is the next step in further refining Place Types.
- ***In the Prosperity Hucks Area Plan, if we had made Neighborhood Nodes, could we have prohibited multifamily in them?***
- ***Concerned about the idea of customization, noting that value is created, for developers and the larger community, when policy has consistency and predictability.***
- ***Suggestion: take an existing Area Plan and overlay it with Place Types as a test application of Place Types.***
- ***This is definitely the missing piece to the puzzle. This will get us ready for the future. What South End is today, is where places like Beatties Ford are heading. Charlotte has so many more places to grow.***
- ***Concern is that the public doesn't have a seat at the table right now – need to engage the public.***
- ***Putting the lens of adaptive reuse and redevelopment into all Place Types should be a priority of City staff.***

Wrap Up and Discussion of July Agenda (Ed McKinney)

- Committee members to be e-mailed an updated version of the UDO Issues Matrix and the presentation on Place Types.
- The July 27 meeting will focus on the UDO Issues Matrix.