



Advisory Committee Meeting Notes – October 19, 2017

Attendees: Liz Ward, Nate Doolittle, Dick Winters, Tobe Holmes, Joe Padilla, Shannon Binns, Tony Lathrop, Rebecca Fant, Theresa Rosa, Walter Fields, Jeff Wells

Staff: Scott Curry, Laura Harmon, Kathy Cornett, Alan Goodwin, Garet Johnson, Tom Ferguson, Liz Babson, Ed McKinney

- **Welcome + Introductions (Ed McKinney)**

Interim Planning Director Ed McKinney discussed the agenda for the meeting:

- Receive information on proposed text amendments to the sidewalk requirements in Chapter 19, including a presentation by Scott Curry (CDOT Pedestrian Program Manager)
- Review the revised UDO Advisory Committee & City Staff Issues Matrix (Laura Harmon, UDO Project Manager)
- Review information for Monday's City Council Dinner Briefing.

- **Chapter 19 Text Amendments (Scott Curry)**

Mr. Curry presented key recommendations from Charlotte Walks that support two proposed text amendments to Chapter 19 in order to address back-of-curb sidewalks and the sidewalk gaps as the result of the "50 percent rule". These proposed text amendments have previously been discussed with the Development Services Technical Advisory Committee (DSTAC).

Back-of-curb sidewalks

Mr. Curry explained that ideally there should be a wide planting strip to separate sidewalks and the street for pedestrian safety and comfort. Sidewalks located at the back of the curb with no planting strip or a narrow planting strip are not conducive to walking. However, often the City's ordinances do not require existing back-of-curb sidewalks to be improved, even as part of new development. Sometimes existing back-of-curb sidewalks are removed as part of new development but are then allowed to be reinstalled at the back of the curb instead of behind a wide planting strip. This is because Chapter 19 of the City ordinances, which governs sidewalks in many zoning districts, is silent on back-of-curb sidewalks.

Sidewalk Gaps

If the sites are developed in phases, it is possible that no sidewalks will be required under the "50 percent rule" of Chapter 19. This could result in significant gaps in the sidewalk system.



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Mr. Curry recommended the City take a common sense approach with some flexibility in addressing these issues through text amendments. He then addressed incremental phasing for addressing sidewalk gaps where the sidewalk and planting strip are less than four feet. He distributed the proposed language for the text amendments and discussed next steps, including an update to City Council on October 23 and a public hearing scheduled for November 13. The tentative date for a City Council vote on the text amendments is November 27, 2017.

Q: Does the City have a fund to help developers pay for the sidewalks and planting strips that may be required as the result of the proposed text amendments?

A: The City does not currently have such a fund.

It was suggested by committee members that the proposed text amendments to Chapter 19 would add costs to projects, especially affordable housing projects.

Ordinance Issues Matrix (Laura Harmon)

Ms. Harmon distributed the revised UDO Advisory Committee & City Staff Issues Matrix and provided an overview of the City staff additions. She also highlighted specific issues to be considered for short term changes, and explained how these items were identified. The specific items fall into the following categories:

- Priorities Between Ordinances
- Affordable Housing
- Centers, Corridors, and Wedges Designation
- Redevelopment and Small Urban Sites
- Duplicative/Overlapping Requirements
- Neighborhood Protection
- Transit Oriented Development

Ms. Harmon suggested that the some of the UDO priorities could be addressed in the short term by exploring administrative changes and minor text amendments, referring process enhancements to the Development Services Technical Advisory Committee (DSTAC), and developing new zoning districts (particularly for transit oriented development). She also indicated that these items are for consideration, but we may find that some of them would be more appropriate for consideration during the development of the full UDO.

Q: Is Centers, Corridors, and Wedges going away, and if so, what happens with ordinances that link to it?

A: We anticipate the City's current growth framework, Centers, Corridors and Wedges, will be refined, and the ordinances will be linked to classifications in the updated growth framework.



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- Q:** What should committee members do with the Issues Matrix they received?
- A:** Committee members should review the matrix to determine if they have any questions or additional issues. They do not need to do anything else with the matrix at this time.
- Q:** Will staff keep adding to the matrix?
- A:** The Issues Matrix will be updated periodically. If committee members have additional issues they think should be included, they should send them to [Laura Harmon](#) or [Alan Goodwin](#) .

There was general support for the advanced TOD work and the hope that it would alleviate the uncertainty of what to expect in that district.

OAC members were asked to submit to staff any items they think should be added to or deleted from the Issues Matrix. They were also asked to let staff know if they would be interested in participating in discussions, outside of regular UDO Advisory Committee meetings, related to potential administrative changes/minor text amendments.

Council Update (Ed McKinney)

Mr. McKinney presented slides outlining the information he will present at Monday's Council Dinner Briefing.

- Q:** How can we find out more about Neighborhood Conservation Overlay Districts (NCOD)?
- A:** We recommend researching how other communities in North Carolina that have NCODs are using this tool, such as Raleigh, Chapel Hill, and Durham.
- Raleigh:**
<https://www.raleighnc.gov/business/content/PlanDev/Articles/Zoning/CharacterPreservationOverlayDistricts.html>)
- Chapel Hill:**
<http://www.townofchapelhill.org/town-hall/departments-services/planning-and-sustainability/resources/neighborhood-conservation-district-ncd-zoning-overlays>
- Durham:**
<https://durhamnc.gov/3006/Old-West-Durham-Neighborhood-Protection-Historic-Preservation-Foundation-of-North-Carolina>:
<https://www.presnc.org/neighborhood-conservation-overlay-districts/>

- Q:** Can we get more detailed information on the 2018 UDO schedule?
- A:** The project schedule is being refined and will be shared with the UDO Advisory Committee in the future.