



WHAT
CAN
UDO

HELP THINK OUR CITY **FORWARD**

Charlotte Place Types and Unified Development Ordinance



4/27/17

ADVISORY COMMITTEE

CharlotteUDO.org
#CLTUDO



Committee Recap

December:

- Intro & Kick-off

January:

- Place Types Overview

February:

- Place Type Test Example

April: (tonight)

- Project Overview & Status
- Focus on Next Steps & Milestones



Charlotte Place Types and
Unified Development Ordinance

Why a New Ordinance?

Assessment Report

Technical (Unified & Consistent)

- Internal - Amendments over time – conflicts & inconsistencies within ordinance
- External – Conflicts & unintended consequences between ordinances (e.g. Tree, Subdivision)

Aspirational (Reflect our Vision)

- Evolution of ordinance from use focused to place based
- Align to our vision – what are the places we want to create?
- Community & Council expectations?



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What's Our Approach?

Council Approved Scope of Work

- **Unified Development Ordinance:**
Combine development ordinances in one place to create a streamlined process and user understanding
- **Placed-Based:**
Align zoning districts with “Charlotte places” to implement the vision in our plans and policies
- **Hybrid:**
Utilize zoning techniques (e.g., form-based and performance standards) based on the intent and needs of the district



Charlotte Place Types and
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Place Types + UDO

Vision Policies & Plans

Centers, Corridors & Wedges
Growth Framework

General Development Policies
Guidance on Community Design

NEW

Place Types
Community Character

Area Plans
Parcel specific Future Land Use

Implementation Regulations & Ordinances

Zoning Ordinance

Unified Vision for Charlotte



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Unified Vision for Charlotte

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Zoning Ordinance

Subdivision
(Chapter 20)

Tree
(Chapter 21)

Streets & Sidewalks
(Chapter 19)

Post-Construction Stormwater
(Chapter 18)

Unified Development Ordinance



Charlotte Place Types and
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Engagement

- **Council TAP Committee**
- **Planning Commission**
- **Community**
- **Advisory Committee**



Charlotte Place Types and
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What we Heard

Key Themes from:

City Council
Planning Commission
Advisory Committee
Public

- Need to reconfirm Council support and understanding
- Clarify relationship between Place Types, policy/area plans & zoning ordinance
- A unified ordinance is a priority
- Length of process (do we have to do it all at once?)
- Clarify engagement



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UDO Process

(major deliverables/Phases)

- **Annotated Outline**
- **Drafting**
- **Public Hearing Draft**
- **Adoption Process**



Charlotte Place Types and
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UDO Annotated Outline

What is in it?

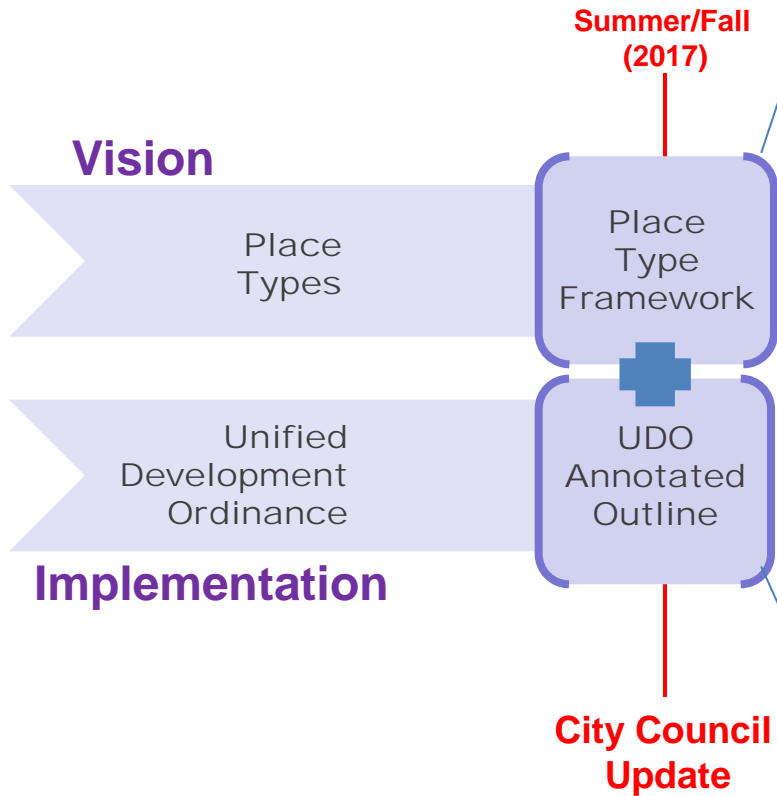
- Proposed UDO structure
- Proposed zoning district structure
- Identifies issues, & recommended “drafting directions”



Charlotte Place Types and Unified Development Ordinance

Outline of Policy Document:

- Livable City Principles
- Place Type Palette
- Growth Framework (CCW)
- Development Policies (GDPs)



Drafting Directions:

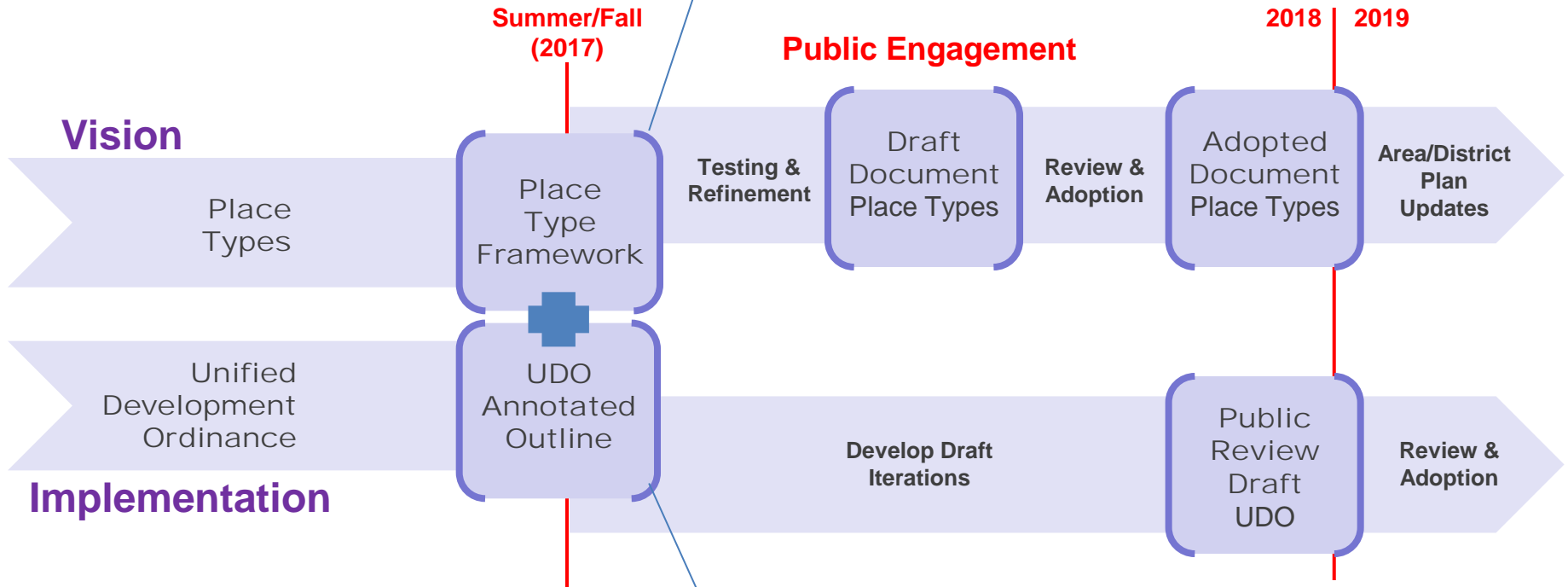
- What's in/out
- Zoning Districts (what are we keeping/changing?)
- Drafting direction (e.g. TOD & PED review)
- Identify outstanding questions/issues



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City Council Update

Drafting Directions:

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Next Steps

Advisory Committee – Upcoming Agendas

May

- Ordinance Issues:
(focus and identify
issues & inconsistencies
with & between
ordinances)

June

- Ordinance Issues
(cont./recap)
- Preliminary Feedback from
Consultant (issues &
structure)
- Place Type Framework
Review & Discussion

July/August

- Place Type Framework
- UDO Annotated Outline