



WHAT
CAN
UDO

HELP THINK OUR CITY **FORWARD**

Charlotte Place Types and Unified Development Ordinance



UDO Advisory Committee

December 7, 2017



Charlotte Place Types and
Unified Development Ordinance

Meeting Agenda

- 5:00 • Welcome & Introductions
(Tony Lathrop/Committee)
- 5:10 • Project Update
(Ed McKinney)
 - **Follow-up from October 23 City Council Briefing**
- 5:20 • Project Review
 - **Place Types Update** (Garet Johnson)
 - **UDO Status Update** (Laura Harmon/Alan Goodwin)
- 5:40 • New TOD Zoning Districts
(Monica Holmes)
- 6:20 • Wrap Up & Adjourn
(Tony/Ed)
 - **Committee Schedule and Next Agenda**



Charlotte Place Types and Unified Development Ordinance

Place Types Schedule

Development and Engagement

Review and Adoption

Council Dinner Briefing for Place Types & UDO

Place Types/UDO Summit

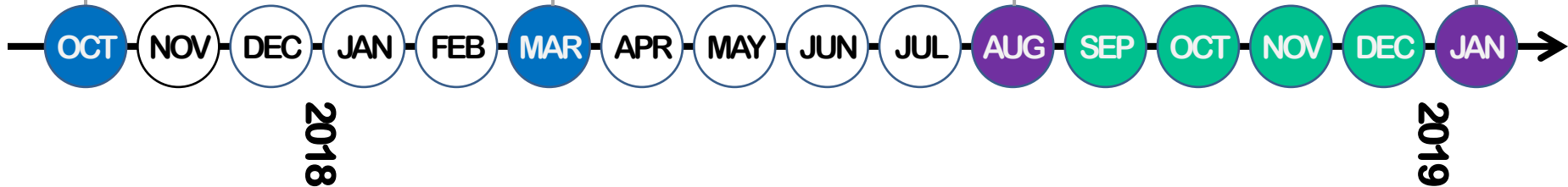
Draft Place Types Policy Document Public Review

Council Adoption of Policy Document

PHASE 1 Engagement

PHASE 2 Engagement

PHASE 3 Engagement





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2018 UDO Activities

2018 Goals

Minor Text Amendments/ Administrative Changes

- Administrative Changes implemented
- Text Amendments adopted

Neighborhood Conservation Overlay District

- NCOD Overlay adopted
- Implementation of first district(s) underway

New TOD Districts

- New TOD Districts adopted

Unified Development Ordinance

- Initial Public Draft completed



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This slide was included
in the October 23, 2017
presentation to the OAC.

UDO Priorities

Administrative Changes / Minor Ordinance Changes to Explore by January 2018

- Voluntary mixed income housing density bonus adjustments
- Tree save calculations for right-of-way
- Tree ordinance standards for perimeter tree spacing
- Tree save approach on urban sites
- Tree Ordinance and Post Construction Stormwater Ordinance - overlapping natural area and tree save requirements
- Zoning sidewalk standards for building reuse in urban zoning districts
- Requirements for projects that are not entirely within a Center, Corridor, or Wedge
- BMPs in zoning buffers



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2018 UDO Activities

January – March 2018

Minor Text Amendments/ Administrative Changes

- City staff assesses potential for minor text amendments and administrative changes
- Public input on minor text amendments

Neighborhood Conservation Overlay District

- Consultant drafting NCOD and staff review
- Staff development of proposed NCOD implementation process

New TOD Districts

- Consultant drafting new TOD districts and staff review

Unified Development Ordinance

- Consultant drafting UDO
- Monthly updates to OAC



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More About the New TOD Districts

WHY NOW?

- Revising the Transit Oriented Development zoning standards has been identified as a **priority** by both the City Council and the Planning Commission.
- After 10+ years of practical application, **revisions can reflect “lessons learned”** and also incorporate current best practices.
- New TOD districts can help **accommodate Charlotte’s continuing growth** in transit station areas.



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More About the New TOD Districts

ZONING ORDINANCE PREVIEW

- New TOD districts **must work within the current Zoning Ordinance** until UDO is adopted.
- Will be a “**mini zoning ordinance**” with new Definitions, Table of Uses, Parking, and Development Standards.



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More About the New TOD Districts

POLICIES AND ISSUES

- This process allows us to discuss and debate **policies and practices** that could be implemented within a new ordinance.
- Several issues identified by stakeholders (**Issues Matrix**) can be addressed and tested.