Place Type Palette Update

Planning Committee
December 19, 2017
What We Heard From You

Overlay Planning Commission and TAP engagement efforts on Milestone Schedule.

Make engagement inclusive of all persons and geographies.

Show public how their input will or will not influence Place Type policies.

Provide details about virtual engagement opportunities and list of interest groups for Phase 1.

Consider using humor in marketing efforts.

Demonstrate how safety is integrated in Place Types.
Agenda/Purpose

Schedule

- Engagement with Council and TAP Committee
- Process for Committee Review

Update on Public Engagement Activities/Summit Plans

Begin Discussion of Place Type Sheets

- Quick “refresher“ on Neighborhood Place Types
- Get familiar with what Place Type sheets are/are not
- See an example Place Type sheet
**Milestone Schedule**

**Development and Engagement**

- **TAP**: Overview, Schedule, Engagement & Summit Info.
- **TAP**: Summit follow up & Tear Sheet Overview
- **TAP**: Document Preview, Review & Adoption Process

**PHASE 1 Engagement**

- Public Involvement Plan Update; Document Outline; Mtg. Topic Schedule
- Cont’d to Discuss Place Type Tear Sheets & N1 – N3, Zoning District Info.
- Begin Place Type Tear Sheet Discussion
- Summit Info; Complete Tear Sheet Discussion

**PHASE 2 Engagement**

- Review of Information for Draft Policy Document Chapter 1, 2 & 4; What we heard at Summit; Revisions to Ch. 3 (Place Type Tear Sheets); Public Involvement Updates
- Preview of Draft Policy Document prior to public release; Involvement Update

**PHASE 3 Engagement**

- Draft Place Type Policy Document Review, Comment and Recommendation
- Public Comment on Place Type Policy Document
- Recommendation on Place Type Policy Document

**Review and Adoption**

- **TAP & Council**: Review, Comment, Recommendation & Adoption

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*Dates for TAP and Council are very preliminary and likely to change considerably as they have not been shared with the City Manager’s office and the TAP Committee has not yet been appointed. Updates may be at a meeting or through other communication such as a Council-Manager memo.*
Questions on Schedule?
Public Engagement Update

**WEBSITE**
- Updated project message, project team
- Added FAQ
- Reorganized + added engagement options

**ONLINE ENGAGEMENT**
- Defined monthly themes
- Drafted stakeholder list
- Published social media posts & survey, shared articles, drafted blog post

**SUMMIT**
- Secured date + location
- Secured national speaker
- Drafting workshop presentations and activity
Questions on Public Engagement?
Place Types:
A way to classify land for planning purposes

Describe types and intensities of land use as well as important design characteristics such as building orientation, height and street connectivity

Similar to land use categories (i.e., residential, retail, office, etc.)

Vision
Policies & Plans
Charlotte Place Types
Defines the places we want to create

Implementation
Regulations & Ordinances
Unified Development Ordinance
Establishes the rules to create them
Current Tools:  
Future Land Use Map + Area Plans
Why Place Types?

Key Take-Aways:

- Lack of specific design guidance for large parts of Charlotte
- Not able to keep pace for policy update through area plans citywide
## What a Place Type Will and Will Not Do

<table>
<thead>
<tr>
<th><strong>WILL DO</strong></th>
<th><strong>WON’T DO</strong></th>
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<tbody>
<tr>
<td>• Update policy citywide</td>
<td>• Not starting from scratch</td>
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<tr>
<td>• Provide form and pattern policy</td>
<td>• Not regulatory</td>
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<tr>
<td>• Update the Future Land Use map</td>
<td>• Not the only chapter in the</td>
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<tr>
<td>• Replace regulatory ties to CCW</td>
<td>document</td>
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<tr>
<td>• Provide link to Zoning Districts</td>
<td>• Won’t change the market</td>
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<td>• Provide platform for efficient</td>
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<td>area plan development</td>
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How Will Place Types Be Used?

Similar to Future Land Use Map
  — Adopted policy
  — Provides guidance to staff, city officials, and the community

Provides community design + some transportation policies for the entire city
  — Same level playing field

Informs Zoning Districts
  — Specific zoning districts that implement each Place Type

Provides starting point for future area planning
Place Types Palette

Open Space  Neighborhoods  Sectors  Centers

Open Space - Preserved  Neighborhood 1  Business  Community Center
Open Space - Recreational  Neighborhood 2  Employment  Regional Center
Open Space - Recreational  Neighborhood 3  Campus  Uptown

Neighborhood Node  Light Industrial
Heavy Industrial
NEIGHBORHOOD

**Neighborhood 1**
Detached buildings, low-intensity residential area.

**Neighborhood 2**
Attached buildings, moderate-intensity residential area.

**Neighborhood 3**
Multi-family, moderate to high intensity residential area.

**Neighborhood Node**
Neighborhood serving, mixed use area.

**Differentiators**

- Residential vs. Non-Residential Uses
- Building Types
- Height
Detached buildings, low-intensity residential area.
  • One principal building per lot
  • Setback and building spacing consistent along a block

Land Use: Low-density residential, institutional

Building Types: Detached house, accessory dwelling unit (ADU), plex house, civic

Avg. Height: 1 – 3 stories

Private open space

On-street, private drive parking
What is in a Place Type?

- Intensity
- Open Space
- Land Use
- Relationship of Bldg to Street
- Height
- Streets
- Parking
- Sidewalks
- Choices
What is in a Place Type?

- Open Space
- Streets
- Relationship of Building to Street
- Sidewalks
- Parking
- Intensity
- Trees
- Land Use
- Height
- Open Space
- Relationship of Building to Street
- Streets
What is in a Place Type?

1. Goals
2. Overview, Summary
3. Typical Land Use Mix
4. Zoning Districts
5. Building Types
6. Building Size
7. Building Length
8. Building Height
9. Yards
10. Orientation
11. Building Relationship to Local Streets
12. Building Relationship to Arterial Streets
13. Building Coverage and Impervious Surface
14. Open Space
15. Connectivity
16. Pedestrian Network
17. Parking
18. Vehicular Access
19. Streets
20. Sidewalks
21. Green Zone
22. Bicycle Facilities
23. Street Furnishings
Overview and Objectives:

**Goals:**
- Protect established character.
- Integrate Neighborhood 1 into surrounding Neighborhood Place Type neighborhoods.

**Land Use:**
- Neighborhood 1 is a traditional residential neighborhood.
- The predominant types of open spaces are private yards which help create a sense of privacy.
- Neighborhood parks may also be located in Neighborhood 1.

**Urban Design:**
- This place is characterized by a uniform rhythm and pattern which is established by having one principal building per lot.
- Buildings are placed at a consistent distance from the street and from each other.
- Buildings are low-rise and are made up of predominantly detached houses, detached accessory dwelling units, and duplexes, tripleplex, and quadruplex houses.

**Transportation:**
- The local street network within Neighborhood 1 should be well connected to ensure adequate access and help disperse traffic. The network should accommodate pedestrians, bicyclists, and automobiles.
- Arterial streets traversing this place should be designed to allow safe and comfortable bicycle and pedestrian travel between the neighborhood and nearby destinations.

Typical Mix of Land Uses:

- 80% Residential
- 10% Non-Residential
- 10% Open Space

Zoning Districts:

Specific Zoning Districts will be developed for this Place Type and included here.
C. BUILDING TYPES:
- A variety of building types provides a range of housing choices and is critical to accommodating our community’s diverse population.
- Primary building types are detached houses (C1) and duplexes (C2).
- Lots in Neighborhood 1 may also have accessory dwelling units (C3) and detached garages (C4) in the rear yard.
- Triplexes and quadruplexes (C5) may also be located on corners.
- Non-residential buildings for civic and institutional uses typically located on arterial streets, corners, and at the edges of neighborhoods.

D. BUILDING SIZE:
- Building sizes throughout Neighborhood 1 are typically of a residential scale to maintain the character of a traditional residential neighborhood.
- Residential buildings will vary in size.
- Nonresidential buildings are typically less than 10,000 square feet. The sizes of civic and institutional buildings vary based on context and accessibility.

E. BUILDING LENGTH ALONG THE STREET FRONT:
- The length of residential buildings will vary, but are typically relatively consistent along a block.
- The length of non-residential buildings should be similar to the size of residential buildings to maintain the character of the neighborhood.

F. BUILDING HEIGHT:
- Buildings in Neighborhood 1 are typically low rise which create a human scale in this place.
- Typical height is under 3 stories in Neighborhood 1.
- Appropriate height transition is important for maintaining the character of a neighborhood and can be addressed by maintaining similar roof height to adjacent buildings.

G. YARDS:
- Yards help define the uniform rhythm and pattern.
- The size of front (G1) and side yards (G2) vary across neighborhoods.
- The front yard establishes the front setback and should be consistent along a street.
- The front yard is semi-private open space for a residential property.
- Side yards establish relatively consistent spacing of buildings along a street.
H. ORIENTATION:
- Consistent orientation along a street front helps create a strong public realm.
- Principal buildings are oriented toward the street.
- Multi-unit buildings on corner lots are encouraged to have entrances that front on both streets.
- Buildings should not be oriented toward a driveway or alley.
- In some cases, an internal street network may be established and enable reverse orientation to the Arterial Street.

I. BUILDING RELATIONSHIP TO LOCAL STREETS:
- Most buildings in Neighborhood 1 are located along Local Streets.
- The setback along Local Streets varies between neighborhoods, but is typically between 24-48.

J. BUILDING RELATIONSHIP TO ARTERIAL STREETS:
- Residences on Arterial Streets should be set further from the street to reduce noise or other traffic impacts.

K. BUILDING COVERAGE AND IMPERVIOUS SURFACE:
- Low to moderate building and impervious coverage help ensure Neighborhood 1 has plenty of open space which is important for multiple environmental and recreational purposes.
- Total impervious surface should make up less than half of Neighborhood 1 lots, typically less than 50%.

L. OPEN SPACE AND YARDS:
- Private yards comprise much of the open space areas.
- Trees planted within yards significantly contribute toward the tree canopy.
- Neighborhood parks, common open spaces, and greenways should also be located within Neighborhood 1.

M. CONNECTIVITY:
- A connected street network increases accessibility throughout the neighborhood to homes and services. Generally, shorter block lengths enable more route choices and promote walkability.
- Block lengths are typically 400’-600’ in urban (infill) locations.
- Block lengths are typically 600’-800’ in suburban (or greenfield) locations.

N. PEDESTRIAN NETWORK:
- The pedestrian and bicycle networks provide safe, comfortable transportation and recreation choices for residents that connect homes and destinations.
- Sidewalks should be installed not only in new neighborhoods, but in older neighborhoods without sidewalks.
Typical Streetscape Section

- Bicycle facilities on local streets can typically be accommodated with shared lanes, sometimes marked with sharrows.
- Arterial streets will ideally have dedicated bicycle facilities because of greater vehicular volumes and speeds.

O. Parking:
- Parking should be located to the side or rear of the primary structure.
- On-street parking is provided along Medium and Wide Local Streets, but it is atypical on Arterial Streets in Neighborhood 1.

P. Vehicular Access:
- Shared driveways with individual garages reduce the number of driveways and related conflicts for pedestrians and bicyclists (encouraged, particularly for urban locations; critical for multi-unit buildings).
- Alleys provide access and parking for residential and non-residential driveways along the street (critical with Narrow Local Streets except in very large lot development, encouraged with Medium and Wide Local Streets).

Q. Streets:
- Neighborhood 1 consists mainly of Local Streets, typically the Medium Local Residential type (see general provisions, p. XX); for conditions that require/allow other Local Street types.
- Target speeds should be low (maximum 25 mph on internal streets, 30 mph on Arterial Streets).

R. Sidewalks:
- Sidewalks enable safe access throughout the neighborhood.
- Should be a minimum of 6’ wide (unobstructed) on Arterial Streets.
- Should be a minimum of 5’ wide (unobstructed) on Local Streets.
- Connections should be provided between the sidewalk and residences.

S. Green Zone:
- The Green Zone is typically no less than 8’ wide to accommodate shade trees, grass, and/or hardcape elements. It provides separation between pedestrians and vehicles, helps calm traffic, provides an attractive public realm, contributes to the City’s healthy environment, and is a source of stormwater management.
- In most areas of Neighborhood 1, a grassed or vegetated planting strip is appropriate.
- In areas of Neighborhood 1 that are more urban and transitioning or adjacent to Neighborhood Nodes, a landscaped amenity area is encouraged in lieu of a planting strip.

T. Bicycle Facilities:
- Dedicated bike facilities are expected on Arterial Streets due to higher speeds and volumes.
- Shared lanes are typical on internal Local Streets, since speeds and volume are lower.
- Design of the bicycle facility varies (see general provisions, p. XX, for factors influencing bike facilities).

U. Street Furnishings:
- Street furnishings should be located in the Green Zone to keep the sidewalk unobstructed.
- Bus stops located in or near neighborhoods should be accessible via a sidewalk and ideally include a shelter, benches, and/or trash receptacles.
E. BUILDING LENGTH ALONG THE STREET FRONTAGE:
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1. OUR CHARLOTTE | Past, Present + Future
   Charlotte’s Evolution
   Charlotte Today
   Charlotte’s Future

2. THE WAY WE GROW | Principles + Policies Shaping Our ‘Livable’ City
   Vision + Principles
   Existing Growth Framework
   Proposed Growth Framework

3. THE PLACES WE CREATE
   Place Types Defined
   General Provisions
   The Place Types Palette (and Place Type Sheets)
   The Place Types Map (Completed and adopted in Phase 2, mapping)

4. MAKING IT HAPPEN | Our Vision Realized
   Using this Framework
   Relationship to the Unified Development Ordinance
   Future Planning Efforts
APPENDIX

Development of the Framework + Maps
   Overview of process to develop the Framework
   How CCW, GDPs, and Area/District Plans were incorporated
   Growth Concept and Place Type mapping methodology

Amendments to the Framework + Map
   How to amend + update this Framework, place type palette, and map(s)

Adopted Area Plans (Identified in Phase 2, mapping)

Future Area Plans (Identified in Phase 2, mapping)

Background Information
   Socioeconomic data and analysis
   Example zoning case studies– how place types inform zoning decisions
   Modeling growth - how place types inform where growth should occur

Glossary of Terms
January
   Continued Discussion of Place Type Sheets - Neighborhood 1, 2 and 3
   Zoning District Information for Neighborhood 1

February
   Discussion of Neighborhood Node and Centers Place Types
   Summit Update

March
   Discussion of Sectors and Open Space Place Types
   Summit Information/Update

April
   Re-cap of Summit – what we heard
   Schedule Update