Advisory Committee
Meeting Agenda – May 25, 2017

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

5:15 **– Project Update** (Ed)
- Project Update & Follow Up

5:30 **– Ordinance Issues Discussion** (Committee)
- Purpose: Identify issues and misalignment between ordinances and with policy goals
- Goal: establish an initial working checklist of issues to be considered & prioritized

6:45 **– Wrap Up** (Tony)
- Next Committee Agenda

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*

<u>**Summary Notes**</u>

Committee Discussion & Questions:

- Can a CD or Optional zoning approval serve as a variance approval to other ordinance requirements (tree, stormwater)? Misalignment of definitions of building height (building code, zoning ordinance)
- The scenario mentioned above only works if 20% of projects are conditional. Today 80% are CD and that won't work.
- Who wins? A tree the arborist wants saved is in the same location as a street CDOT wants aligned to the driveway across the street. Can't do both. Need a systematic prioritization to determine the hierarchy of what requirements wins out when they conflict.
- Mitigation options should not be tied to CCW or zoning district – they should be the same everywhere (eg. Able to buy out everywhere).
- Our ordinances are written for greenfield development, so infill/redevelopment is very difficult.
- Ordinances aren't written to achieve urban development.
- Ordinances are also not written to support suburban areas that are transitioning (can't make return on price per foot that sites uptown can make but required to meet same FAR, design elements and numbers don't pencil out).
- How do we protect neighborhoods that aren't changing (transitions, pressure for greater densities)? How can neighborhood involvement/input be more institutionalized?
- Need hierarchy. When we have a future street we have to reserve ROW for construction date TBD but can't use that space for trees in the interim. Everyone seems to get everything (Trees, stormwater, CDOT) and it eats away at sites.
- USDG setback definition
- How can an area plan policy carry more weight? We do all this work as a community to develop and area plan and then are told its just guidance.
- Open space requirements between zoning and tree ordinance causes duplicative requirements. The tree ordinance is very limited on where open space can be placed.
- Open space requirement definition in zoning isn't written for urban infill.
- Will there be one set of definitions for the UDO?
- Why does tree save/landscape area require 30 feet when we allow an 8' planting strip and say it can support a large maturing tree?
- In cities that have already adopted a UDO, how do they train staff to implement it? This is a major change. How do you make someone change the way they do the business they've been doing for the last 30 years?
- Developer agreements are how you handle how things get done beyond the rezoning approval. Building in changes that modify other ordinances through a rezoning will building in months into the process – never mind the stance on policy, that's for others to decide.

- Open Space requirements for townhomes create issues for more urban development.
- Brownfields program has created problems with open space requirements – they won't accept it.
- Maybe the optional process will allow projects to opt out of other ordinances too. Property owners are not being compensated for their land (ordinance setback and the "creep" that happens when you ask for a setback and then easement and then wider sidewalk – can't ask/require more than the ordinance says).
- If you're going to ask for a 2' easement behind every sidewalk, then make the setback 18' not 16'. Antiquated ordinance that multi-family buildings must be within 400' of a public or private street. Storm water has ordinance provisions to provide flexibility that others – like subdivision – don't.
- Is the administration of ordinances being discussed (who implements what) as this differs from city to city and unsure how this will work in Charlotte once it's unified.
- What is staff's list of issues and can we see it?
- Can all of these issues be identified by ordinance references so we can make

- sure it's not an interpretation issue today.
- Administrative amendment process in planning is useful for zoning – other ordinances don't have this process without going to their committee to get a variance.
- You need to figure out how to talk to the neighborhoods about this stuff because it's frustrating to someone who doesn't understand these terms.
- Is NCDOT being brought into this process?
- Trees on NCDOT streets are an issue too.
- Can we use a couple of recent projects to illustrate how hurdles could have been avoided if we had the UDO?
- Also can we look at a few places we like and see how ordinances would treat them today (Tranquil Court, Phillips Place). Could they get built? Would we want to preclude that with future ordinances?
- Can you put up posters of each place type and show where they are located on the zoning map for the next meeting?
- How do other peer cities handle this confluence of issues (dealing with trees, stormwater, zoning, streets)? We can't be the first city to try and address this.