Place Type Discussion

Planning Committee
February 20, 2018
Highlights from January Meeting

Discussion on Neighborhood Place Type Policies/Zoning Implementation Ideas

- Yards/Built-To-Zones
- ADUs + Duplexes in Neighborhood 1
- Raised Entrances/Entrances to the Street in Neighborhood 2
- Building Length in Neighborhood 3

Questions about how + when Place Types will be mapped

Using the word “respect” rather than “protect”
Schedule review

Update on Public Engagement Activities/Summit Plans

Continue Discussion of Place Type Sheets
  - Quick “refresher” on Neighborhood Node + Centers Place Types
  - Review Neighborhood Node + Centers Place Type Sheets

Example Zoning District information
Charlotte Place Types and Unified Development Ordinance

Milestone Schedule

PLANNING COMMITTEE

Begin Place Type Sheet Discussion

Discuss Place Type Sheets – Node & Activity Centers

Summit Info; Discuss Place Type Sheets – Sectors & Open Space

Review of Information for Draft Document Chapter 1, 2 & 4; What we heard at Summit; Revisions to Ch. 3 (Place Type Sheets); Public Involvement Updates

Preview of Draft Policy Document prior to public release; Involvement Update

Public Comment on Place Type Policy Document

Recommendation on Place Type Policy Document

*TAP and Council are very preliminary.
Public Engagement Update

WEBSITE

- Added Planning Committee presentation with narration
- Added the project schedule through 2018
- Added Summit information & registration
- Published 2nd Blog

ONLINE ENGAGEMENT

- Distribute the first newsletter
- Continue to share articles, fun facts and polls

SUMMIT

- Thursday, March 22nd
  Portal Building, UNC Charlotte 5-7pm
- Friday, March 23rd
  Powerhouse, 8-9:30am
- Saturday, March 24th at UNC Charlotte Uptown, 8:30am-1pm
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

Implementation
Regulations & Ordinances
Unified Development Ordinance

Defines the places we want to create
Establishes the rules to create them
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
   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

Glossary of Terms
## Place Types Palette

### Open Space
- Preserved
- Recreational

### Neighborhoods
- Neighborhood 1
- Neighborhood 2
- Neighborhood 3
- Node

### Sectors
- Business
- Employment
- Campus
- Light Industrial
- Heavy Industrial

### Centers
- Community Center
- Regional Center
- Uptown
<table>
<thead>
<tr>
<th>Neighborhood 1</th>
<th>Neighborhood 2</th>
<th>Neighborhood 3</th>
<th>Neighborhood Node</th>
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Neighborhood serving, mixed use area.

**Differentiators**

- Residential v. Non-Residential Uses
- Building Types
- Height
Place Type: Neighborhood Node

- Neighborhood serving, mixed use area.
  - Horizontal and/or vertical integration

- **Land Use** - Low to high-intensity residential, retail, office, eating/entertainment/dining, professional services

- **Building Types** - Low-rise commercial, low-rise mixed use, low to mid-rise multi-family, live/work, house court, townhouse, detached house, ADU,plex house, civic

- **Average Height** - 3 – 4 stories

- **Open Space** - Open/gathering public space

- **Parking** - On-street, rear or side surface, deck parking
## CENTERS

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<th>Community Activity Center</th>
<th>Regional Activity Center</th>
<th>Center City</th>
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### Differentiators
- Areas of Service
- Scale
- Height
- Accessibility
Place Type: **Community Activity Center**

- **Community serving, mixed use area.**
  - Horizontal and/or vertical integration

- **Land Use** - Low to high-intensity residential, retail, office, eating/entertainment/dining, professional services, hotel

- **Building Types** - Low to mid-rise commercial, low to mid-rise mixed use, live/work, low to mid-rise multi-family, civic

- **Average Height** - 2 – 4 stories, maximum 8

- **Average Non-Residential Building Size** – 40 – 150K sq. ft.

- **Overall Center Size** - 400,000 sq. ft.

- **Parking** - On-street, rear or side surface, or structured
Place Type: **Regional Activity Center**

- **Regional serving, mixed use area.**
  - Horizontal and/or vertical integration
  - Accommodates significant growth

- **Land Use** - Moderate to high-intensity residential, retail, office, eating/entertainment/dining, professional services, hotel

- **Building Types** - Low to mid-rise commercial, low to mid-rise mixed use, live/work, low to mid-rise multi-family, civic, high-rise, stepped high-rise

- **Average Height** - Up to 15 stories

- **Average Non-Residential Building Size** -
  - 100 - 200K square feet

- **Parking** - On-street, rear or side surface, structured parking
Regional Activity Center

**PLACE TYPES**

Place Type Policies:

**C. BUILDING TYPES**

- The predominant building types are vertically integrated mixed use buildings and multi-story commercial and multi-family residential.
- Some buildings may be single use.

...regulates permitted uses in zoning districts.
...does not reference Building Types.

Section 9.902. Uptown Mixed Use District; uses permitted by right.

The following uses are permitted by right in the uptown mixed use district:

2. Colleges, universities, commercial schools, schools providing adult training in any of the arts, sciences, trades and professions, and dormitories for the students of colleges, commercial schools, schools providing adult training and for the staff of hospitals.
3. Dwellings, detached, duplex, triplex, quadruplex, attached, multi-family and planned multi-family developments.
4. Non-commercial public recreation parks and playgrounds.
5. YMCA's, buildings for social, fraternal, social service, union and civic organizations, and comparable organizations.
6. Institutional uses such as churches, synagogues, parish houses, Sunday school buildings, convents, community recreation centers, country and swim clubs, athletic and sports facilities, libraries, museums, theaters, art galleries, orphanages, children's homes and similar non-profit institutions providing domiciliary care for children, police and fire stations, public and private elementary, junior and senior high schools, and pumping stations.
Regional Activity Center

* PLACE TYPES *

Place Type Policies:

C. BUILDING TYPES

- The predominant building types are vertically integrated mixed use buildings and multi-story commercial and multi-family residential.
- Some buildings may be single use.

New UDO Regulatory Standard...

...could regulate the types of buildings allowed in each zoning district.

For example, zoning districts in a Regional Activity Center place type could limit the permitted building types to those supported by the Building Types policies.

Sec. 1.4.2. Building Types Allowed by District

<table>
<thead>
<tr>
<th>Building Types Allowed by District</th>
<th>Detached House</th>
<th>Attached House</th>
<th>Townhouse</th>
<th>Apartment</th>
<th>General Building</th>
<th>Mixed Use Building</th>
<th>Civic Building</th>
<th>Open Lot</th>
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**KEY:** ● Building Type Allowed  ○ Building Type Allowed as Part of an Approved Conservation Development  □ Building Type Not allowed

(1) In R-6, townhouses approved prior to September 1, 2013 are not considered nonconforming structures or uses.
Place Type Policies:

I. BUILDING
RELATIONSHIP TO LOCAL STREETS AND AVENUES

• Buildings along Local Streets and Avenues should include operable entrances and significant transparency to enhance the pedestrian experience along the street.

Existing Charlotte Zoning Ordinance

The “urban” zoning districts (UMUD, MUDD, TOD, PED) have general street wall and entrance requirements. This example is from the UMUD standards Section 9.906(2):

**Street walls.** The first floors of all buildings, including structured parking, must be designed to encourage and complement pedestrian-scale interest and activity. It is intended that this be accomplished principally by the use of transparent windows and doors arranged so that the uses are visible from and/or accessible to the street on at least fifty (50) percent of the length of the first floor street frontage.
New UDO Regulatory Standard…

…could establish specific and measurable requirements for ground floor building transparency and entrances.

Here is an example of what that could look like in a new ordinance:

The non-residential ground floor of a primary frontage along Local Streets and Avenues must maintain a transparency of 60%, measured between three and ten feet in height from grade.
Place Type Policies:

I. BUILDING RELATIONSHIP TO LOCAL STREETS AND AVENUES

- Buildings along Local Streets and Avenues should include operable entrances and significant transparency to enhance the pedestrian experience along the street.

- Buildings must maintain an entrance from the sidewalk. For buildings over 100 feet in length, there must be an entrance provided no less than every 75 linear feet.

- Building entrances must be visually distinctive from the remaining portions of the façade where they are located. Entrances must contain at least three of the following: decorative pedestrian lighting/sconces; architectural details carried through to upper stories; covered porches, canopies, awnings or sunshades; archways; transom or sidelight windows; terraced or raised planters; common outdoor seating enhanced with specialty details, paving, landscaping, or water features; double doors; stoops or stairs.
Place Type: Center City

- Regional economic, civic, cultural mixed use center
  - Vertical integration

- Land Use - Moderate to high-intensity residential, retail, office, eating/entertainment/ dining, professional services, hotel

- Building Types - High-rise, stepped high-rise, low to mid-rise commercial, low to mid-rise mixed use, live/work, low to mid-rise multi-family, civic

- Average Height - Unlimited

- Average Non-Residential Building Size – 400K – 1M square feet

- Parking - On-street, structured parking
## DIFFERENTIATORS: What is unique about each Place Type?

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<th>Neighboring Node</th>
<th>Community Activity Center</th>
<th>Regional Activity Center</th>
<th>Center City</th>
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# Key Policy Proposals

## All Place Types
- Replace density with site design elements
- Specific zoning districts per Place Type
- Types of Open Spaces
- Typical Streetscape Elements

## Neighborhood Node
- Part of Neighborhoods
- Complete Neighborhood
- Design Guidelines
  - Accessibility
  - Relationship to streets
  - Height

## Community Activity Center
- Design Guidelines
  - Accessibility
  - Relationship to streets
  - Height
- Mix of Uses

## Regional Activity Center
- Design Guidelines
  - Accessibility
  - Relationship to streets
  - Height
- Access to transit and/or interstate

## Center City
- Everything within I-277 loop is same Place Type
# Place Types Palette

## Open Space
- Preserved
- Recreational

## Neighborhoods
- Neighborhood 1
- Neighborhood 2
- Neighborhood 3
- Node

## Sectors
- Business
- Employment
- Campus
- Light Industrial
- Heavy Industrial

## Centers
- Community Center
- Regional Center
- Uptown

Charlotte Place Types and Unified Development Ordinance
March
Discussion of Sectors and Open Space Place Types
Summit Information/Update

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

May
Review of Draft Policy Document Chapters
Public Involvement Updates