



Charlotte Place Types and
Unified Development Ordinance

Advisory Committee Meeting Notes Developer/Design Subcommittee March 28, 2018

Attendees:

Committee Members:

Shannon Binns	Collin Brown	Nate Doolittle	Walter Fields
Thomas Haapapuro	Kristina Held	Bryan Holladay	Tobe Holmes
Tony Lathrop	Keith MacVean	Jim Merrifield	David Miller
Cheryl Myers	Joe Padilla	John Porter	David Walters
Darrel Williams			

Planning Staff:

Monica Holmes	Alan Goodwin	Katrina Young	Laura Harmon
Ed McKinney	Sandra Montgomery	Kathy Cornett	Stanley Watkins (Facilitator)
Taiwo Jaiyeoba			

Others:

Julie Eiselt, Mayor Pro Tem		
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Welcome & Introductions - Tony Lathrop

- Advisory Committee Chair Tony Lathrop opened the meeting.
- Mr. Lathrop introduced Stanley Watkins as the Group Facilitator.
- Planning Director Taiwo Jaiyeoba briefly discussed the Draft Scope/Charter. He asked for committee feedback within the next two weeks. Taiwo clarified the objective of the Advisory Committee is to provide feedback on the regulations. He also mentioned that the committee will receive information as policies are developed or updated. Currently the target date for the UDO adoption is June of 2020; however, he noted that if necessary the date may change.
- Nate Doolittle asked if the two groups have been finalized and whether the roster could be provided. Staff stated that the groups are being finalized and a roster will be provided to committee members.

Comments on Charter

1. The last two goals of the TOD should be listed as UDO goals also. (*Affordable housing efforts and UDO approaches*)
2. Under the goal section of the charter it mentions sustainability but under place types there is no mention of sustainability. Also, he requested more clarity on the City's vision. Taiwo Jaiyeoba acknowledged the importance of bringing the policy components to the community since it is the basis for the regulations.
3. The committee has not talked about policies. He also expressed concern about not hearing what the other committee discusses, and that we are missing an opportunity to have everyone together.
4. A question was asked about whether the goals recorded in December 2017 have changed. Those goals were (1) minor text amendment – short term wins, (2) Neighborhood Character Overlay District (NCOD), (3) New TOD districts and (4) UDO completed by 2019. Staff responded that the projects are moving forward except the Neighborhood Character Overlay District.
5. A committee member suggested getting additional input from the architectural community.

March 24 Summit Highlights - Kathy Cornett

Kathy Cornett provided a summary update of the 3-day Summit held on March 22, 23, and 24, with guest speaker Mitchell Silver, New York City Parks and Recreation Commissioner and former Raleigh planning director.

There were three (3) different events:

1. Mr. Silver presented an overview of the Raleigh process to update their regulations at the UNC Charlotte Main Campus; there were approximately 150 in attendance.
2. A Coffee Talk at the Powerhouse Studio in South End on Friday featured Mitch Silver, Brian Leary of Crescent Communities and Taiwo Jaiyeoba ; approximately 70 people attended.
3. The What Can UDO Summit was held on Saturday at the UNC Charlotte Uptown campus and there were approximately 200 attendees.

Ms. Cornett noted that some of the committee members were present and the Summit was well received by the community. The team is reviewing the comments and will have information on the website in a couple of weeks.

TOD-A Zoning District – Alan Goodwin

UDO Assistant Project Manager Alan Goodwin presented an overview of the Regional Activity Center Place Type and showed how the TOD-A Zoning District relates to this place type. Mr.

Goodwin explained that the vision in the Place Types document will be implemented through the new zoning districts.

Q. Are the Place Types finalized?

A. No. They are still being refined.

Q. Do you envision Place Types reflecting locations as they are today or as the City expects or hopes they will be?

A. In some cases they will reflect existing conditions but in most cases they are aspirational so these places may not be at the level today. In some places, it may take longer to reach the ideal conditions.

Q. Are the zoning rules going to change or will the existing zoning be grandfathered?

A. We are still working through how we will transition to new zoning and will come back to the group to discuss how this might work.

Q. What is the base density for the city of Charlotte going forward? How will we accommodate the changing population?

A. The Place Types have different density objectives. A lot of testing is being done to determine what will be the right amount of density/intensity for each place type.

C. Place Types will be the most important thing the committee does as they will have to carry vision, policy and design details.

Q. Will the regional activity centers only be focused around the train?

A. No, they don't have to be around the train. There are a range of places that will be mixed use, high density places. SouthPark is an example of a Place Type that won't be focused around transit.

C. We need to include the time frame and process for putting the new zoning districts in place on properties. This information will help with the assessment of new zoning districts.

Q. Can we do corrective rezonings today?

A. Yes, that can be done.

Q. Will the current TOD districts go away?

A. We intend for conventional TOD-M, TOD-E and TOD-R to be eliminated at some point in the future after the properties currently zoned to these districts are rezoned to the new TOD districts.

Monica Holmes Discussed the first draft of TOD-A and the feedback received to date.

Ms. Holmes stated that the current Zoning Ordinance contains three TOD (transit oriented development) zoning districts, plus a TS (transit supportive) overlay district. The differences between them are the uses permitted and the intensity allowed. The proposed TOD revisions expands the number of TOD districts to four, each with differing intensities. Staff is working with the most intense district first, TOD-A.

Ms. Holmes thanked everyone who has provided comments in meetings and online, and encouraged members to enter their comments on the website. To date, there have been 360 comments gathered from the UDO website. She indicated that there are three items that will be the focus of the discussion.

The first was applicability. As written, TOD-A is not applicable next to single family zoning. There were a range of comments to date. What does the group think?

Q. What is the current maximum height?

A. It is up to 120, depending on distance from single family zoning.

Q. If you are within ¼ mile of transit and abutting single family zoning, will the single family prohibition override? Yes, you would go to a TOD district other than TOD-A.

C. The issue can be parcel size for large parcels.

Q. What if there is an easement or alley between the parcel and single family zoning?

A. It depends on whether it is public or private.

C. Allowing one single family house to impact the intensity of transit oriented development.

Q. How does the proposal relate to the current height?

A. Currently, there is a height plane that allows you to increase height as you move away from single family zoning.

C. The current height plane is too restrictive. However, the step back approach is an approach that has been used for years.

C. A policy approach is needed to determine if there should be negotiation on building height.

C. Need to determine if height incentives will be used. Does the cost to get additional height make it not cost effective?

Q. Where did the 65' base height come from?

A. We are not set on this height. We are trying to find a balance looking at existing conditions and what is currently being built.

C. That is the opposite of how we should be looking at this. We should not frame our future rules based on currently built structures. Need to consider vision. This text is modest with respect to height.

Q. (from staff) Should we take incentives and make them requirements.

A. (There were a range of answers.)

Q. Will there be a minimum height for TOD-A?

A. Yes.

Q. Will TOD be allowed on the streetcar line?

A. We anticipate having a TOD district that will be allowed on the streetcar line, but not TOD-A.

C. We should consider whether ¼ mile distance from the station is too limiting.

There was conversation about whether the proposed height limit of 250' is high enough in TOD-A. Some felt it was high enough and would allow development to be dispersed. Others suggested it should be higher, or even unlimited. There was discussion about whether the bonus system should be used or if the heights should be allowed without bonuses to complement the transit system.

Chairman Lathrop commented that as the committee moves forward one of the questions that will need to be addressed is what is a reasonable trade-off for additional height in TOD-A. This is an example of the type of policy discussion the committee has been convened to discuss.

Overview of Remaining text for TOD-A – Monica

Monica described the handouts that committee members received today to be inserted into the notebook which are:

1. The rest of text for TOD-A
2. Committee List
3. Place Type Information
4. Background Documents

Homework: Process and Product – How can we make it better?

Committee Members were asked to provide 3 suggestions on the process and product by using the link provided in the agenda.

Chairman Tony Lathrop adjourned the meeting.