



Dimensional Fund Advisors – 2015-128

EXISTING TOD ORDINANCE:

Site is a conditional rezoning from existing zoning districts to a TOD(O)

ADDED AMENITIES:

- Public Art
- Urban Open Space at Corner
- Festival Street on Camden Road

MODIFICATION/RELIEF:

- Optional Provisions for the following allowances:
 - Additional building height in excess of the TOD (transit oriented development) height plane.
 - Building is 156 feet tall and the allowable TOD height for this property is 71 feet due to the proximity of single family zoning. This is optional request of 85 feet.
 - To not count rooftop mechanical screening toward building height.
 - To not require at least 50% of the structured parking on the West Park Avenue side to be composed of active uses.
 - 50 square feet (sf) for monument signs instead of the permitted 20 sf; and 10% of wall area up to 200 sf for wall mounted signs, instead of the 5% of wall area up to a maximum of 100 sf.

NEW TOD ORDINANCE:

Site is a TOD-X rezoning from existing zoning districts.

ADDED AMENITIES to achieve Height Bonus:

- Public Art
- Active Ground Floor Uses
- Showers/Amenities for Cyclists

TOD-X PUBLIC BENEFITS:

- Festival Street on Camden Road
- Urban Open Space at Corner

MODIFICATION/RELIEF:

- Monument Signs not allowed (would not be permitted in TOD-X)
- 10 percent of wall area up to 200 square feet for wall mounted signs

MODIFICATION/RELIEF FROM ALTERNATIVE DESIGN REVIEW BOARD:

- To modify the structured parking on the West Park Avenue side to be composed of alternative screening and uses.

ADDITIONAL STUDY MIGHT SHOW THAT TOD-X WOULD NOT BE NECESSARY.



Charlotte Place Types and Unified Development Ordinance

INTERVIEW: CURRENT PROCESS

What are the benefits for the neighborhoods in the current TOD Process (rezoning + modifications)?

What are the benefits to the developer/owner in the TOD Process (rezoning + modifications)?

What is the benefit to the City as a whole in the TOD Process (rezoning + modifications)?

What are the negative impacts to the adjacent neighborhoods in the TOD Process (rezoning + modifications)?

What are the negative impacts to the developer/owner in the TOD Process (rezoning + modifications)?

What are the negative impacts to the City as a whole in the TOD Process (rezoning + modifications)?

What are three things you like about the current process?

What are three things you don't like about the current process?

What other questions might you have?



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INTERVIEW: NEW PROCESS

What are the benefits for the neighborhoods in the proposed TOD Process (rezoning + modifications + Alternative Design Review Board)?

What are the benefits to the developer/owner in the proposed TOD Process (rezoning + modifications + Alternative Design Review Board)?

What is the benefit to the City as a whole in the proposed TOD Process (rezoning + modifications + Alternative Design Review Board)?

What are the negative impacts to the adjacent neighborhoods in the proposed TOD Process (rezoning + modifications + Alternative Design Review Board)?

What are the negative impacts to the developer/owner in the proposed TOD Process (rezoning + modifications + Alternative Design Review Board)?

What are the negative impacts to the City as a whole in the proposed TOD Process (rezoning + modifications + Alternative Design Review Board)?

What are three things you like about the proposed process?

What are three things you don't like about the proposed process?

What other questions might you have?

WHAT CAN UDO



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