TOD Alignment Rezoning

Public Meeting

July 18, 2019
The TOD Alignment Rezoning initiative is the implementation tool for the four new Transit Oriented Development (TOD) zoning districts.

Parcels in station areas along the length of the Blue Line light rail corridor will have their zoning aligned with the land use recommendations and policies of City Council-adopted transit station area plans.
Implementing the Community Vision

The TOD Alignment Rezoning will implement the vision for each station area, as developed by the community through a series of public meetings and workshops.

This vision was ultimately expressed through adopted transit station area plans.

Blue Line Extension Area Plan meetings and workshops
Example:
Sugar Creek Transit Station Area

SUGAR CREEK TRANSIT STATION AREA
Map 12: CONCEPT MAP
- Urban Station

SUGAR CREEK TRANSIT STATION AREA
Map 13: DEVELOPMENT PLAN
- Urban Station

Prepared by the Charlotte-Mecklenburg Planning Department.
Date: February 27, 2013
Sugar Creek Transit Station Area

**SUGAR CREEK TRANSIT STATION AREA**

Map 13: DEVELOPMENT PLAN

- Urban Station

**TOD Alignment Rezoning**

- Already zoned TOD-CC
- Zoned TOD-M(O)
- Rezoning to TOD-CC in progress
**Moderate-Intensity Station Areas**

- J.W. Clay-UNCC
- McCullough
- University City Boulevard
- Tom Hunter
- Old Concord
- Sugar Creek
- Scaleybark
- Woodlawn
- Tyvola
- Archdale
- Arrowood
- Sharon Road West
- I-485

**High-Intensity Station Areas**

- 36th Street
- 25th Street
- Parkwood
- Carson
- Bland
- East-West
- New Bern

**TOD-CC (Community Center)**

**TOD-TR (Transitional)**

**TOD-UC (Urban Center)**

**TOD-NC (Neighborhood Center)**
TOD Moderate-Intensity Districts

- TOD-CC (Community Center)
- TOD-TR (Transition)

Lower Density Residential Neighborhood

Max with Height Bonus
Max By-right Height

Max Height

130’
90’
75’
50’
TOD High-Intensity Districts

- TOD-UC (Urban Center)
- TOD-NC (Neighborhood Center)

Lower Density Residential Neighborhood

Max with Height Bonus

Max By-right Height

TOD-NC

TOD-UC

TOD-UC (Urban Center)

TOD-NC (Neighborhood Center)
Which Parcels Are Not Included in this Rezoning? Why Not?

- Most single family housing
- Parcels inside the I-77/277 loop
- Parcels having Uptown Mixed-Use District (UMUD) zoning
- Parcels with Conditional or Optional Urban Zoning Districts
  - TOD-M(CD), TOD-M(O), TOD-R(CD), TOD-R(O)
  - MUDD(CD), MUDD-O
  - UR-2(CD), UR-2(CD)TS, UR-3(CD)
  - TOD-CC (unless recommended for TOD-UC)
What could this mean for my neighborhood?

Greater density near stations
Mix of residential and commercial
Better urban design standards

Improved sidewalks & streetscape
More usable open space
Variety of housing choices and affordable housing incentives

Reuse of existing buildings
More within walking distance and less time spent driving
Creation of neighborhood identity and sense of place
How the New TOD Zoning Will Affect Existing Buildings

Existing principal structures, signs, parking lots, and parking structures will be considered legally nonconforming (“grandfathered”) after the new zoning is approved. Previously legally established nonconforming uses will also be grandfathered after the rezoning. Normal repair and maintenance, renovations, and additions will be allowed on nonconforming buildings.
## TOD Ordinance Schedule

<table>
<thead>
<tr>
<th>Event</th>
<th>Date(s)</th>
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</thead>
<tbody>
<tr>
<td>Development of Revised TOD Ordinance</td>
<td>2017-2019</td>
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<tr>
<td>Stakeholders, Consultant, Staff</td>
<td></td>
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<tr>
<td>TOD Districts Public Hearing</td>
<td>March 18, 2019</td>
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<tr>
<td>City Council</td>
<td></td>
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<tr>
<td>Adoption of New TOD Districts</td>
<td>April 15, 2019</td>
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<td>City Council</td>
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<tr>
<td>Existing Conventional TOD Parcels Translated to TOD-CC</td>
<td>April 15, 2019</td>
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<tr>
<td>Previous TOD Zoning Sunset</td>
<td>June 30, 2019</td>
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</tbody>
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TOD Alignment Rezoning Schedule

Property Owner Open Houses (4)
- May 23 - Room 267, CMGC
- June 11 - Belmont Regional Center
- June 13 - Queens U Sports Complex
- June 18 - Camino Community Center

Public Drop-In Open House #1
- July 18 – Pritchard Memorial Baptist Church

File Rezoning Application – July

Public Drop-In Open House #2 - August (TBD)

City Council Public Hearing – September (TBD)

Zoning Comm. Recommendation

City Council Decision – October 21
Information & Questions

CharlotteUDO.org

- More info
- Interactive map
- Online Question/Comment Form
- FAQs

Contact

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