

Date	UDO Section	Public Comment
11/12/2021	Global Comment	Affordable/Market rate homes cannot be built with all the governmental regulations!; Remodel homes and teardown should be exempt from this nonsense. Private Property Rights
12/8/2021	Global Comment	A 3-month interim period between planned adoption and when the UDO takes effect: Three months is extremely inadequate timing for both staff and the public to become acclimated to a new development and zoning ordinance. When you consider the trickledown effect that the UDO will have on all aspects of city business (fiscal, housing and neighborhood development, legal), three months is insufficient timing for all associated pieces to come together. And, there will be newly elected city councilmembers who will have to have to digest all of this. Please reconsider a more appropriate timeframe for this brand-new ordinance to take effect. I highly suggest one year from adoption as the effective date.
1/5/2022	Global Comment	Charlotte's current land use and growth patterns are unsustainable. I see the changes proposed in the UDO as critical for maintaining Charlotte's future as a vibrant and growing community. As such getting the UDO passed in a form that increases densities and reduces auto dependence as much as possible will be one of the most important things Charlotte can do.
12/9/2021	Global Comment	this website is not very good. just want to comment on RAC
12/15/2021	Global Comment	If you own your property, the city shouldn't tell me how to pay for my mortgage.
1/10/2022	Global Comment	<p>We propose an addition to the UDO of an overlay district to areas of medium to high housing precarity risk (these are the areas that are reflected in pale orange, red, and dark red on the map) utilizing UC Berkeley's Housing Precarity Risk model and applying it within the Charlotte city limits and all of the unincorporated areas that are within Charlotte's "sphere of influence." Any development built within this overlay district would "trigger" a community benefits table and developers would be required to choose whether or not to meet the point system of the community benefits table or go through a standard rezoning process. This process mirrors the decision map of Asheville's hotel development overlay district.</p> <p>This is why we propose that any project receiving public assistance (which includes tax increment grants, public land sales, as well as directly funding development projects through public dollars) should be subject to a community benefits table process. This is to ensure that the City leverages public dollars to the full extent of their usefulness and provides maximum benefits to the communities in which development projects receiving public assistance occur.</p> <p>We also understand that given the CATS light rail's use as an economic development driver in Charlotte, it is necessary to consider the impact of public investment in light rail transit as a driver of gentrification. It is this direct public investment with indirect consequences that we also consider public assistance to development. In addition to the above, we propose that projects developing within a mile radius on either side of a light rail station be subject to the community benefits process.</p> <p>We propose to set a threshold on the scale of certain projects that fall outside of the purview of the Community Benefits Overlay District and Public Assistance sections so that large scale developments that will have sizable impacts in their areas must also adhere to a community benefits process.</p>

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1/13/2022	Global Comment	What is the point of soliciting these comments? Similar to Area Plans of the past, Charlotte will continue to ignore the standards at the will of developers, even in the face of overwhelming protest from area residents.
1/13/2022	Global Comment	1. having definitions in 6 sections, when only one Article is titled Definitions is confusing. merge ALL definitions in Article 2
1/13/2022	Global Comment	2. Applicability & triggers for requirements not consistent throughout the UDO. Should be made consistent. for example: 'New construction', 'expansion', 'expansion of a certain size', 'any building permit', 'any driveway permit'. Provide a chart of triggers so you can see how complex it is as written now
1/13/2022	Global Comment	3 The Administration and Enforcement Articles do not flow together. Variances, appeals, and Enforcement need to be rewritten. this is a time it might work better to go back to Drainage enforcement inside the drainage article (for example)
1/13/2022	Global Comment	4. One purpose of a UDO is to streamline the process but it appears that this first draft ignored that goal. The ' undisturbed natural area' was rightly eliminated because 'Green Area' would apply, but there is still SWIM Buffers and PCSO buffers - these should be combined or one eliminated. There is still Landscape/ Screening but it isn't combined with Tree Protection, or 'Green Area' or 'Open Space' or 'Internal Plantings'. All requirements for what counts as Open Space, Green Area etc should all be uniform & include flood plain, buffers, steep slopes, power easements & environmentally sensitive areas.
1/13/2022	Global Comment	5. with 2040 Vision Goals to increase density, and facilitate a variety of middle-income housing types throughout the city it's shocking the UDO hinders not supports the Goals. Examples of what needs to be vetted relative to the harm it causes the greater 2040 goal: 15% green area + 5-10% open Space + 5-10% internal plantings, widened Stormwater easements, big setbacks, wider roads, smaller lots in some N1 & N2 but setbacks constrain building site sizes so lots have to be greater than minimum to physically build a dwelling, buffer yards in addition to setbacks along certain road classifications, Max side wall heights for duplexes/ triplexes, heights for ADU not exceed principal home & <50% of size, Max building length and heights. Building coverage constraints no longer necessary - other items affect massing. For infill locations to increase middle-income housing the hurdles include , among other things, required tree surveys, as-built and tree permits for existing homes; citizen stormwater plan and permit, root zone impact restrictions.
1/13/2022	Global Comment	6. Vesting is a right afforded by state law and can not be removed by a change of applicability date - as it appears to be the intent in Articles 23, 24, 25, 26, 27, 28, 29 and 30; nor by just (falsely) stating your valid permit expires even if you start work.
1/8/2022	Global Comment	I do not agree with the proposed restrictions regarding short term rentals.