Residential Design Standards Stakeholders Meeting
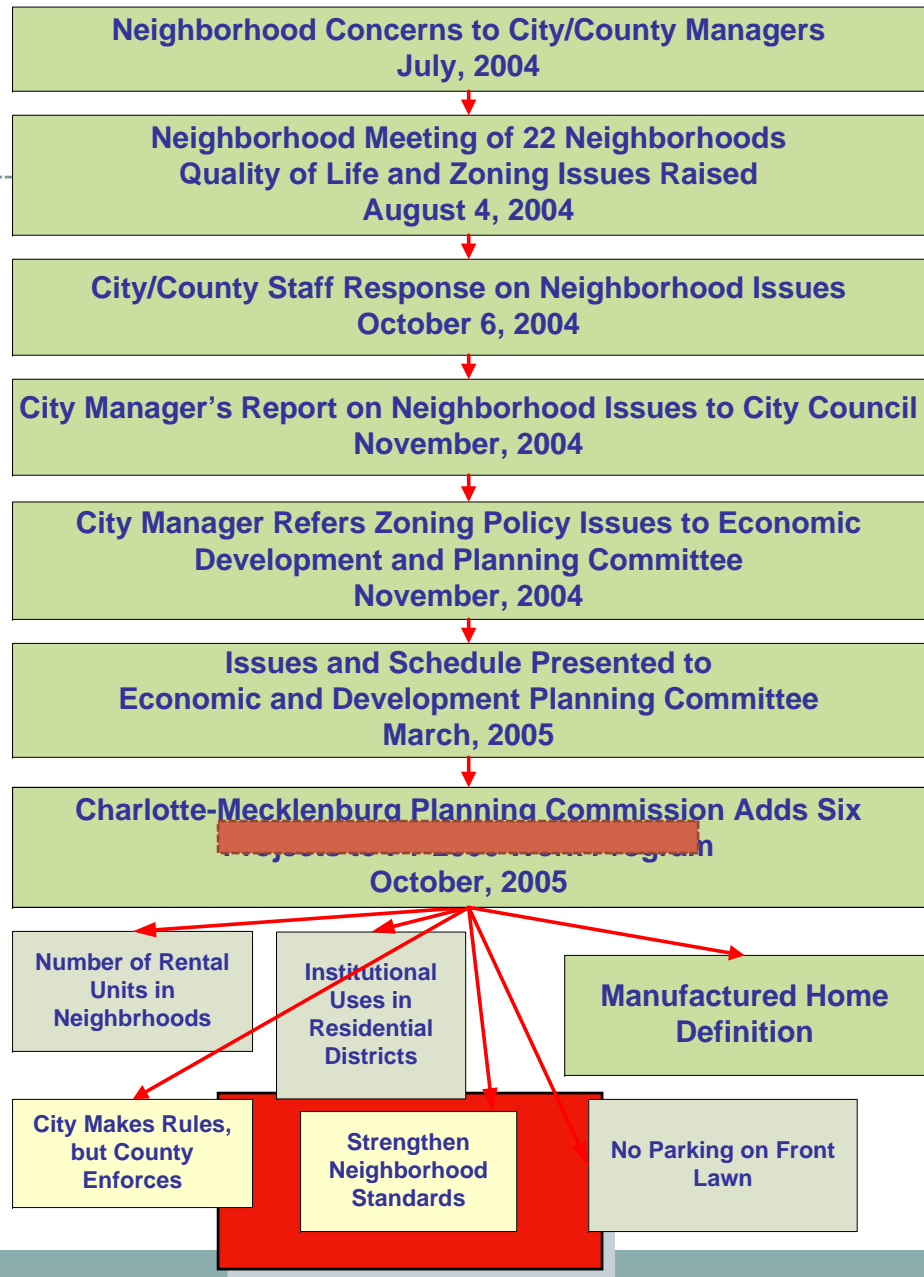
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

JUNE 26TH, 2008

Purpose and Project Background

- Strengthen neighborhoods

- Changes to current planning policies and/or ordinances may be recommended

- Policy=Guiding principles

- Ordinance=Law

Neighborhood Concerns to City/County Managers
July, 2004

Neighborhood Meeting of 22 Neighborhoods
Quality of Life and Zoning Issues Raised
August 4, 2004

City/County Staff Response on Neighborhood Issues
October 6, 2004

City Manager's Report on Neighborhood Issues to City Council
November, 2004

City Manager Refers Zoning Policy Issues to Economic
Development and Planning Committee
November, 2004

Issues and Schedule Presented to
Economic and Development Planning Committee
March, 2005

Charlotte-Mecklenburg Planning Commission Adds Six
Projects to FY 2006 Work Program
October, 2005

Number of Rental Units in Neighbrhoods

Institutional Uses in Residential Districts

Manufactured Home Definition

City Makes Rules, but County Enforces

Strengthen Neighborhood Standards

No Parking on Front Lawn

Role of Staff and Stakeholders

Stakeholders
- Issue identification
- Craft solutions
- Feedback on staff recommendations

Staff
- Process management
- Issue Identification
- Develop and draft recommendations
- Present to planning staff , Commissions and Council
- Council makes final decision

Summary of Best Practices

1. Identify the real problems
2. Prioritize
3. Own up to necessary public action
4. Find common ground
5. Recognize agency constraints
6. Recognize consumer impacts
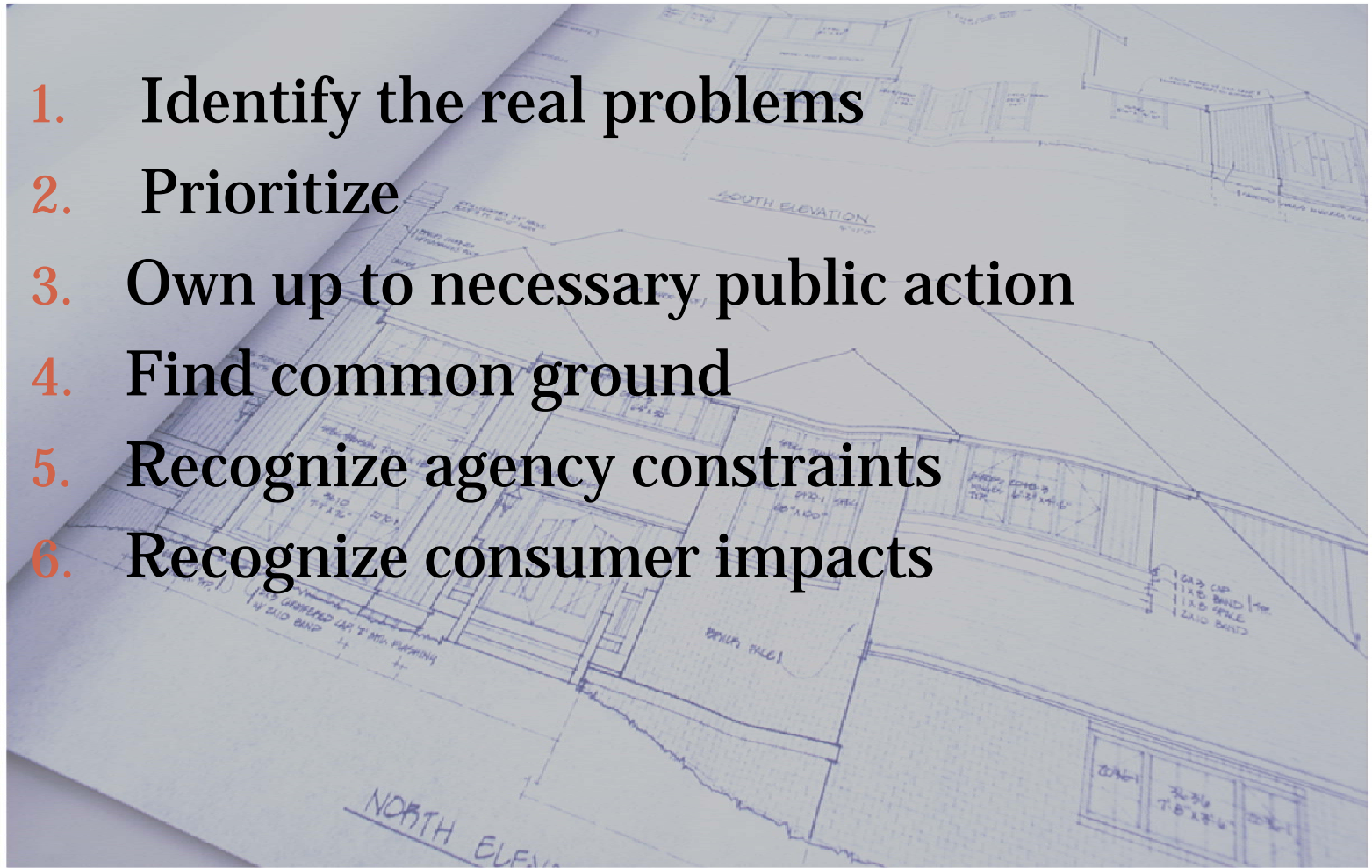
Existing Policies and Ordinances

- **The Public/Semi-Public Realm**
  - Post Construction Controls Ordinance
  - Urban Street Design Guidelines
  - Pedestrian Master Plan (draft)
  - County Park/Rec Master Plan
  - Zoning Ordinance
  - Historic Districts
  - Subdivision Ordinance
  - General Development Policies
  - Tree Ordinance
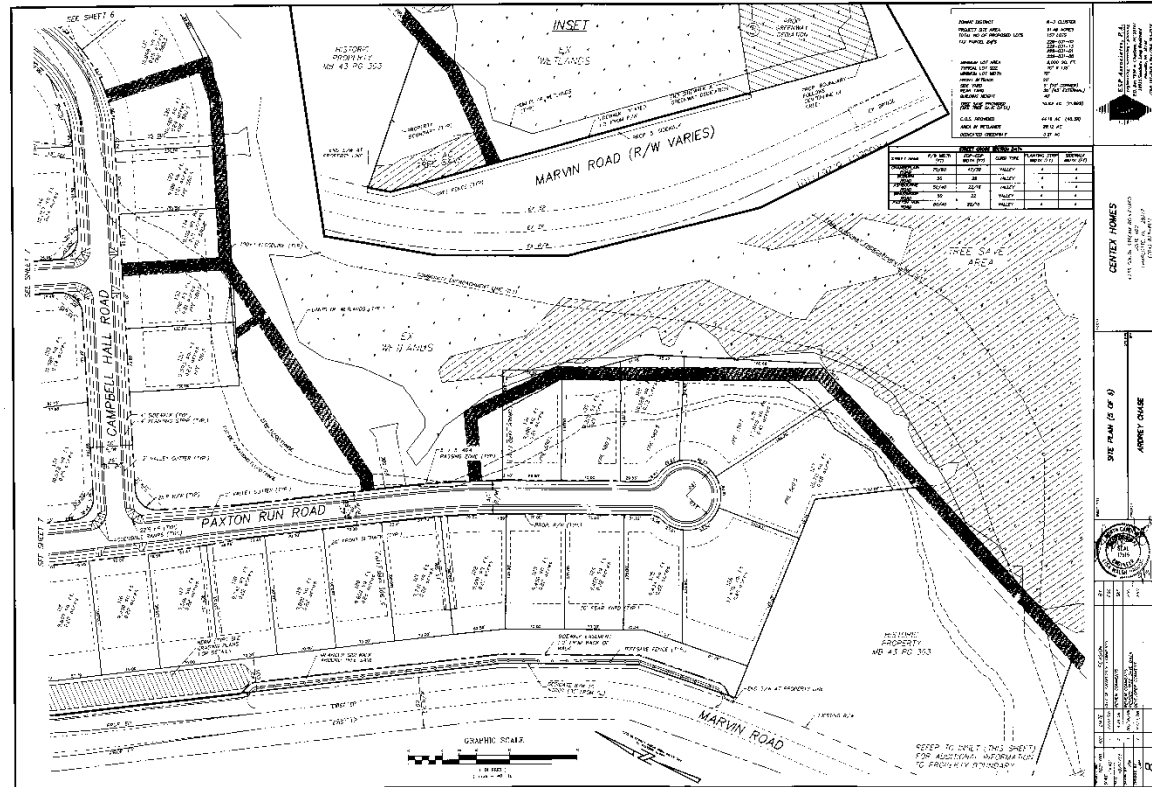
What standards are regulated today?

- Frontage on street
- Setbacks/side yards
- Open space
- Off-street parking
- Buffers
- BMP's
- Street design

What standards are regulated today?

Preliminary Site Plan:

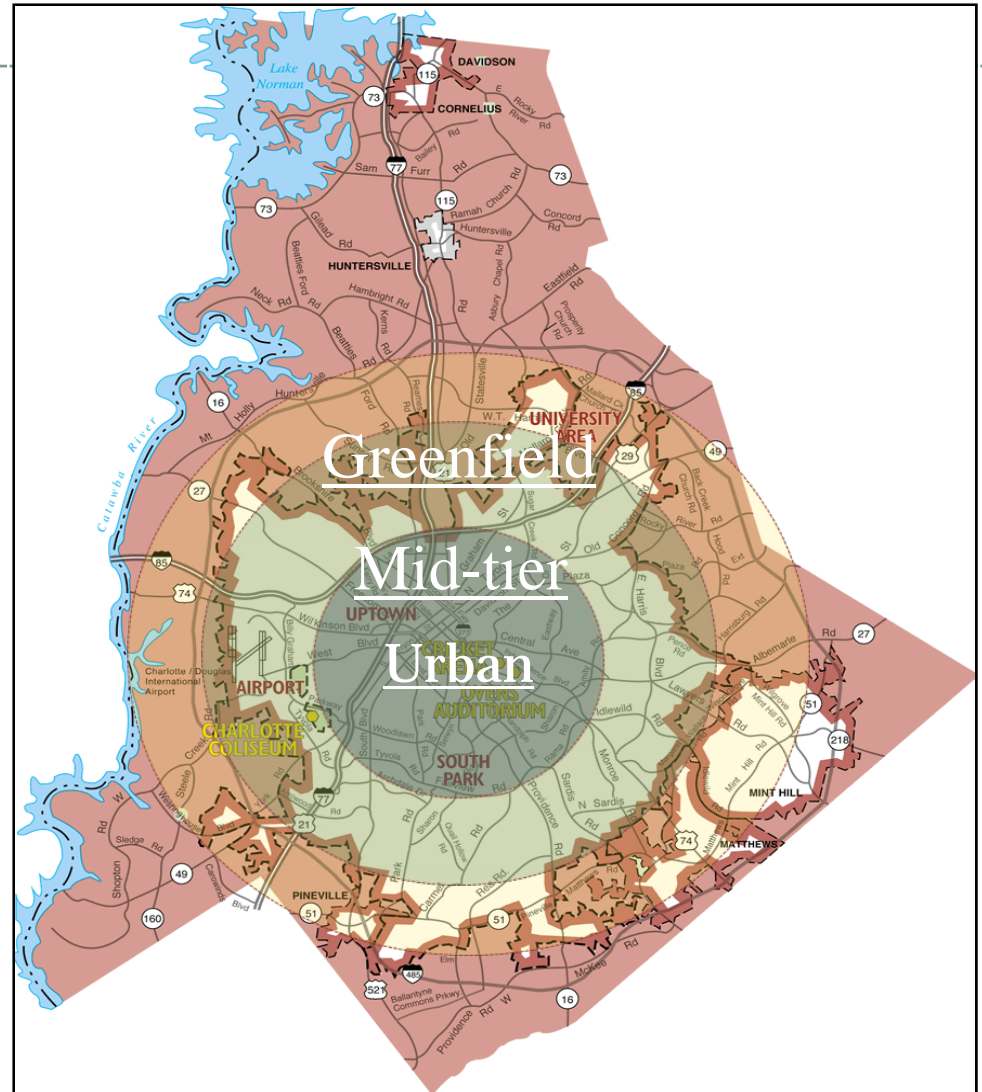- **"The developer must submit a preliminary site plan and supplemental documents for review and approval"**

1. Identify the Real Problems

- Define the character of the different types of areas

- What are public concerns with new development in each type

1. Identify the Real Problems

Are development issues primarily based on geography?

Design and Character

✓Pre-zoning

✓Variety of housing types by common practice

✓Integration of single and multi-family dwellings as initially developed

✓Compatible scale of dwellings

✓Sustainable design

✓Landscaping-Form and function

✓Connectivity

Design and Character

Public Concerns-Site Design

✓Setback transition/consistency

✓Building coverage

✓Loss of trees

✓Auto storage

✓Others???

Design and Character

Public Concerns-Building Design

✓Massing

✓Scale

✓Design details

✓Sustainability

✓Others???

Design and Character

✓1940's to 1970's

✓Influence of automobile and zoning

✓Less variety of housing style

✓Segregation of single family and multi-family

✓Influx of apartment "complexes"

✓Landscaping

✓Larger lots-deeper setbacks

✓Erosion of pedestrian amenities

✓Longer blocks

Design and Character

Infill

Existing

Public Concerns-Site Design

✓Building footprint

✓Loss of trees

✓Setback consistency/Transition

Public Concerns-Building Design

✓Scale

✓Sustainability

✓Others???

Design and Character

R4 Single Family

O-2 Office

R-17 Multi-Family

Public Concerns-Site Design

✓Building footprint

✓Loss of trees

✓Setback consistency/Lot size

Public Concerns-Building Design

✓Scale

✓Sustainability

Design and Character

✓Tract development

✓Most common in suburban greenfield areas, some urban

✓Automobile drives design

✓No integration of density

✓Less attention to landscaping –public or private

✓Longer blocks

✓Consumer issues w/sustainability in some areas

Design and Character

✓Others???

Public Concerns-Site Development

✓Site preparation/Erosion

✓Small lot development standards/yard sizes

✓Lack of variety in lot sizes

✓Minimal landscaping

Design and Character

Public Concerns-Building Design

✓Sustainability

✓Lack of variety in some price points

✓Quality of housing design for lower cost housing

✓Others???

Questions?

Additional Stakeholder Issues

Public Comments

✓Legalize *Accessory Dwelling Units (ADU's)**
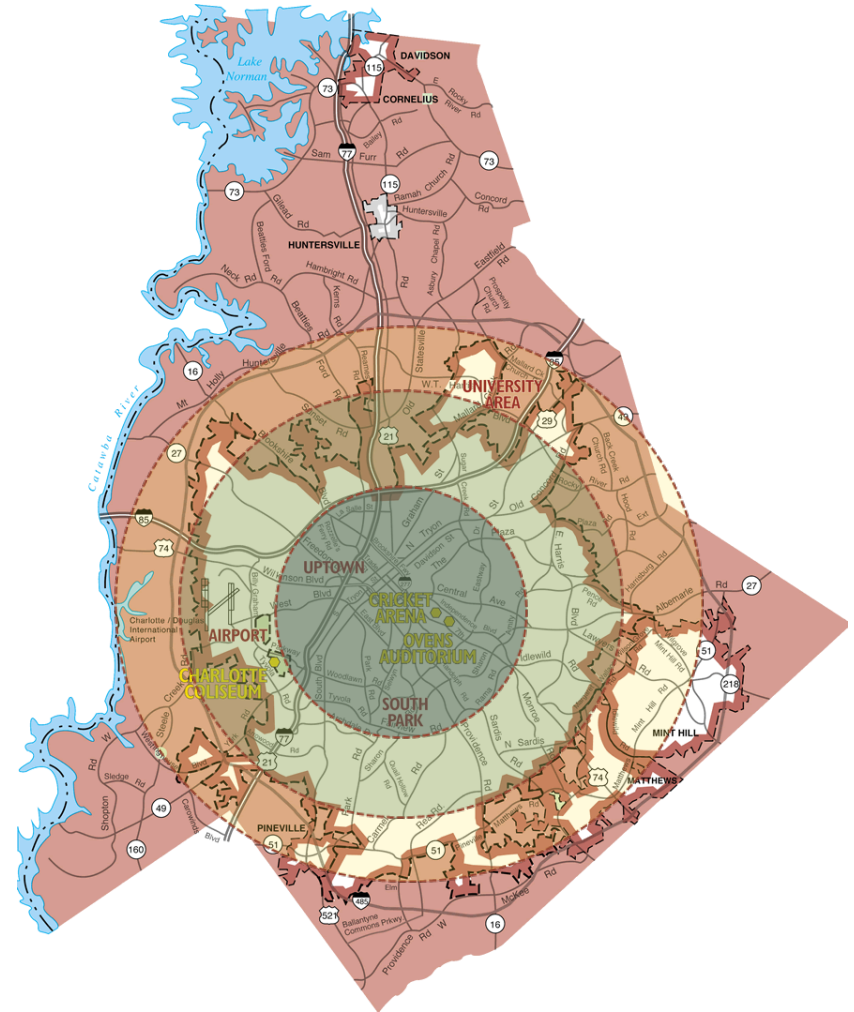
✓Redefine MX zoning district

✓Need clearer regulations

*Zoning allows ADU's under prescribed conditions

Additional Stakeholder Issues

Public Comments

✓Define 'half story'

✓Distinctions between urbanized areas and greenfields

✓Need formula to define neighborhood character

Additional Stakeholder Issues

✓Review minimum building codes

✓Track shoddy construction

✓Build sustainable housing

✓Variety of prices/Housing choices

✓New levels of property improvement
incentives

Questions?

Step 2. Prioritize

Table Discussions

- Each table select a spokesperson
- Identify additional concerns, if any
- Discuss areas of concern-one at a time…
- Rank concerns based on which problems have the greatest impact on the community.

Step 2. Prioritize

Issue Area: Design and Character	Infill-Older Urban Areas	Infill-Middle Tier Areas	Greenfield Areas/Tract Development
Auto Storage			X
Building Footprint	X		
Building Design	X	X	X
Landscaping			X
Scale	X	/	
Setbacks	X	X	x
Sustainability	X	X	X
Tree Canopy	X	X	
Variety			X
Other			

Next Steps

Staff will review comments

2nd Meeting-Continue prioritizing issues

http://www.charmeck.org/Departments/Planning/Home.htm