



Planning Committee

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**REQUEST**

Amendment to Zoning Ordinance to replace three existing transit oriented development districts with four new transit oriented development districts and regulations. These four new districts are the first phase of the City's Unified Development Ordinance (UDO).

**SUMMARY OF  
PETITION**

The petition proposes to:

- 1) create four new transit oriented development (TOD) zoning districts that are context based.
- 2) translate the three existing, conventional transit oriented development districts to the new zoning district designation of transit oriented development – community center (TOD-CC) upon adoption of this text amendment.
- 3) enhance the design and development standards for TOD to support pedestrian friendly development.
- 4) establish an Alternative Compliance Review Board.
- 5) reflect City Council's priorities related to affordable housing, infrastructure, sustainability and jobs through a voluntary development bonus system.

**PETITIONER**

Charlotte Planning, Design and Development Department

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**PLANNING  
COMMITTEE ACTION/  
STATEMENT OF  
CONSISTENCY**

The Planning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with City Council adopted transit station area plans along the LNYX Blue Line and LYNX Blue Line Extension, based on the information from the staff analysis and the public hearing, and because the text amendment:

- Creates new transit oriented development districts and regulations to enable the development of moderate to high-intensity, compact, mixed-use neighborhoods near transit stations, where people can live, work, shop, dine and pursue cultural and recreational opportunities utilizing a range of mobility choices; and
- Emphasizes design and development standards for pedestrian friendly development with limits on auto-oriented uses to create vibrant neighborhoods with a robust network of streets, sidewalks, and bicycle paths, providing safe and convenient access to transit stations.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because the text amendment:

- Provides flexibility in uses by creating broader categories of uses, with fewer prescribed conditions;
- Improves functionality by creating more by-right entitlements in the new transit districts, with less process and more predictability;
- Reflects City Council's priorities related to affordable housing, infrastructure, sustainability and jobs through a voluntary development bonus point system; and
- Provides clear criteria and processes for considering alternative designs, with an alternative review process.
- The text amendment represents thousands of hours of work from a diverse group of community members, stakeholders and Planning staff that reflects the priorities and aspirations of the City of Charlotte.

Motion/Second: Spencer/Nelson  
 Yeas: Nelson, Nwasike, Sellers, Spencer, and Welton  
 Nays: None  
 Absent: Sullivan and Wiggins  
 Recused: None

## PLANNING COMMITTEE DISCUSSION

Staff briefly reviewed the revisions (see Attachment #1) proposed by staff to the new Chapter 15, "Transit Oriented Development Districts", and the rationale for the changes. Some revisions were tweaks from comments heard from the development and construction community, in particular about the MWSBE program. Others were clarifications of language and processes.

A Commissioner asked if any of the revisions were substantial changes, and if these revisions will be publicized. Staff responded that there were a few revisions that were more substantial. On page 26, revised language is proposed to meet the intent of active ground floors with occupiable space. On page 27, revised text is clarified along with the cross section to include buffered bike facilities.

The revisions list will be sent to the Ordinance Advisory Committee (OAC), Transportation and Planning Committee of City Council, and placed on the website. A question was asked: what happens if the OAC recommends something different, or in addition? Staff responded that additional revisions can be added to the list, and the Planning Committee would be informed of any revisions.

Another Commissioner asked if another draft copy of Chapter 15 will be prepared prior to adoption. Staff responded that once the text amendment is adopted, the revisions will be worked into the final document. There will be no additional draft.

**PLANNER**

There was no further discussion of this petition.

Sandra Montgomery (704) 336-5722