



CREATING THE CITY
WE ALL IMAGINE.
Transit Oriented Development



Update to Zoning Ordinance Transit Oriented Development (TOD) Districts

Public Kick-Off Meeting
Charlotte Trolley Museum

June 12, 2014

- 1. Overview of the Process and Meeting Purpose**
- 2. What is the Public's Role?**
- 3. Introduction to TOD Planning and Zoning**
- 4. Survey:**
 - Your priorities?**
 - How do we raise the bar for Charlotte?**
- 5. Questions and Discussion**



CHARLOTTE

Charlotte's TOD Planning Framework

What is Transit Oriented Development?

TOD in Charlotte

A compact neighborhood with housing, jobs, and neighborhood services within easy walking distance of a transit station.



TOD Planning Framework

Policy & Plan Development

City

Centers, Corridors & Wedges
(2010)

Corridor

Transit Station Area Principles
(2001)

Station

Station Area Plans
South Corridor – 2005-2009
BLE Stations - 2013

Implementation

Zoning Tools

Parcel

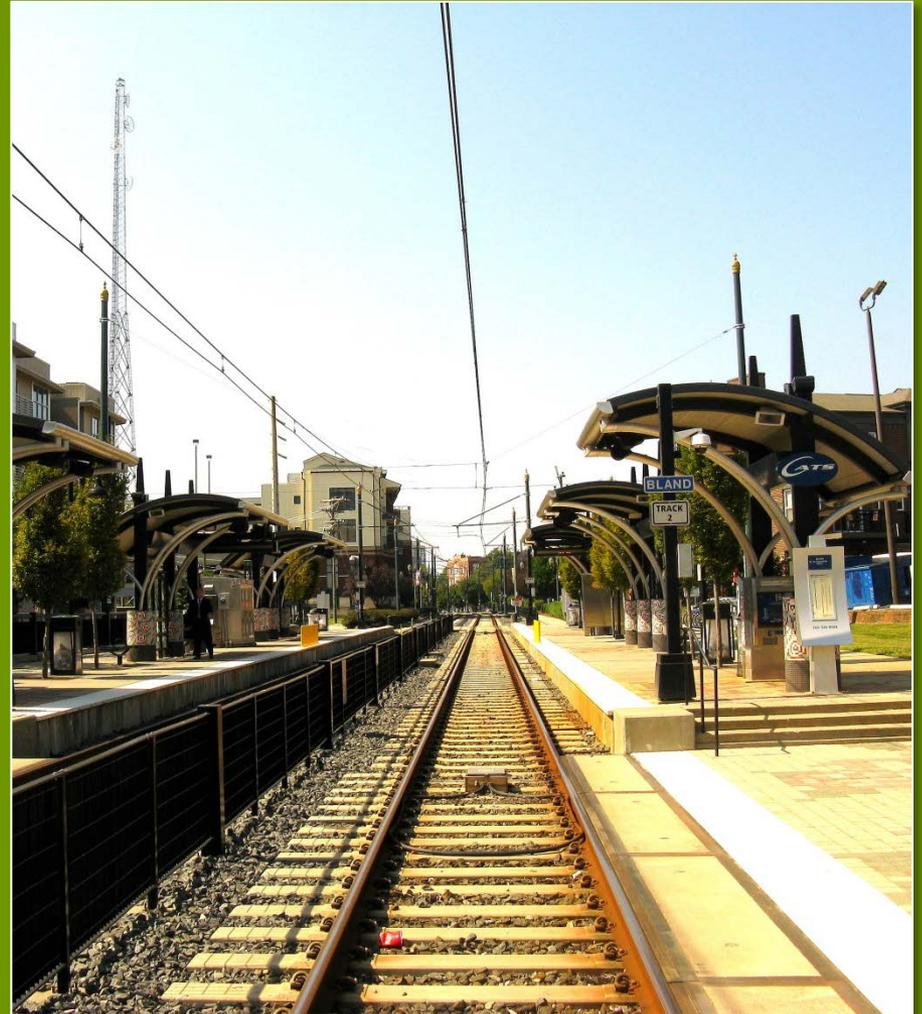
TOD
(Transit Oriented
Development)

TS
(Transit Supportive
Overlay)

MUDD

UMUD

UR



TOD Zoning Districts

3 TOD Zoning Districts adopted by City Council in 2003.

- TOD-R (Residential)
- TOD-E (Employment)
- TOD-M (Mixed-Use)

- Limit or prohibit auto-oriented uses.
- Reduced building setbacks.
- Minimum density requirements.
- Typically no minimum parking.
- Pedestrian connectivity & open space requirements.
- Ground floor design and streetscape standards.



Required Open Space



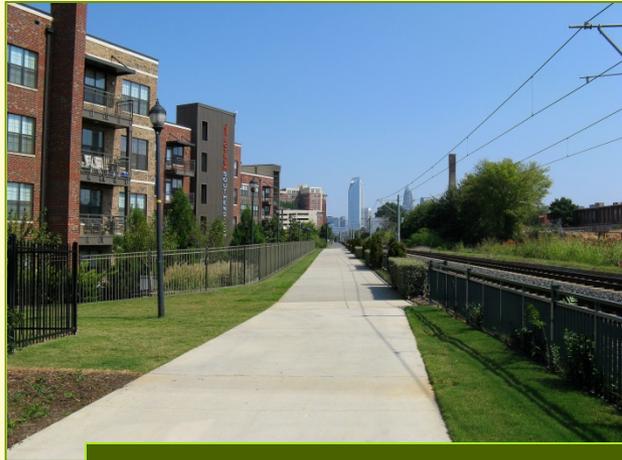
Streetscape Requirements



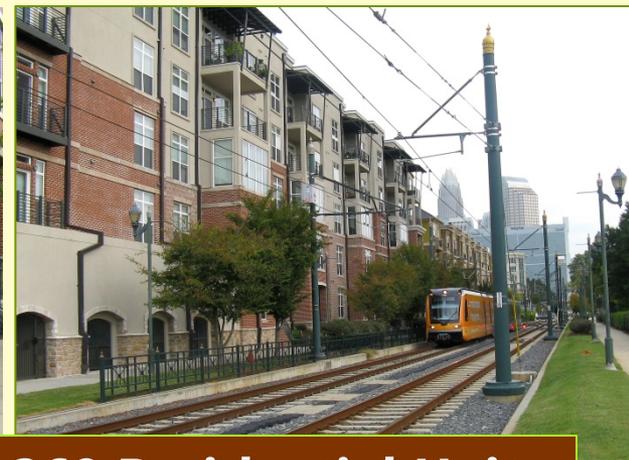
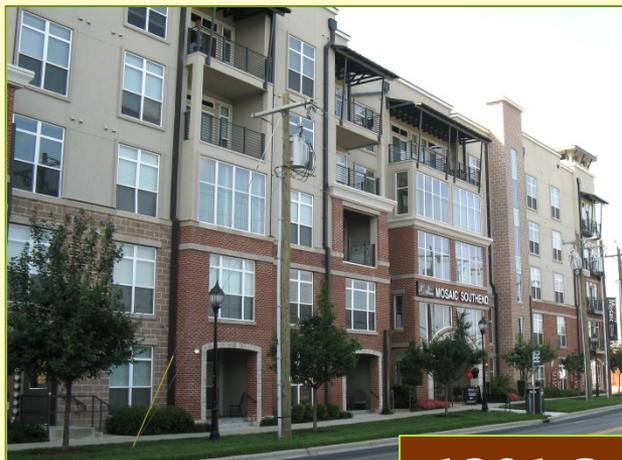
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Completed TOD Projects

TOD on the Ground



2225 Hawkins Street • 2009 • 331 Residential Units



1301 South Tryon Street • 2009 • 269 Residential Units

TOD on the Ground



101 West Tremont Street • 2009 • 310 Residential Units



1218 South Church Street • 2010 • 20,000 SF Office

TOD on the Ground



100 New Bern Street • 2013 • 208 Residential Units



1425 Camden Road • 2010 • 7 Townhome Units

TOD on the Ground



2800 South Boulevard • 2014 • 341 Residential Units



Poindexter & Youngblood • 2013 • 277 Residential Units

TOD on the Ground



125 West Park Avenue • 2013 • 153 Residential Units



Rehab and Adaptive Re-use



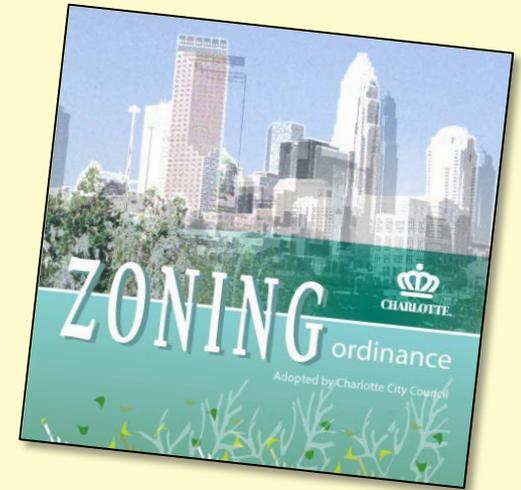
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What is Zoning?

Definition

Written regulations and laws that define how property in specific geographic zones can be used.

Zoning ordinances specify whether zones can be used for residential, commercial, or industrial purposes, and may also regulate lot size, placement, bulk (or density), and the height of structures.



What Does Zoning Do?

Zoning

1. Regulates how private property can be developed.
2. Regulates the kinds of uses that can occur in a particular geography or parcel of land.
3. Should implement the vision of the area plans.
4. Applies primarily to the development of private property.
5. Is legally binding.

Zoning

1. Does not regulate what happens in the street (roadway widths, bike lanes, crosswalks, etc.).
2. Does not recommend how land should be used (area plans do that).



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Why Update TOD Zoning Now?

Topic: How can South End get from Good... to Great?

This meeting of local and national development and design experts resulted in the formulation of key strategies to:

Raise the
Development Bar

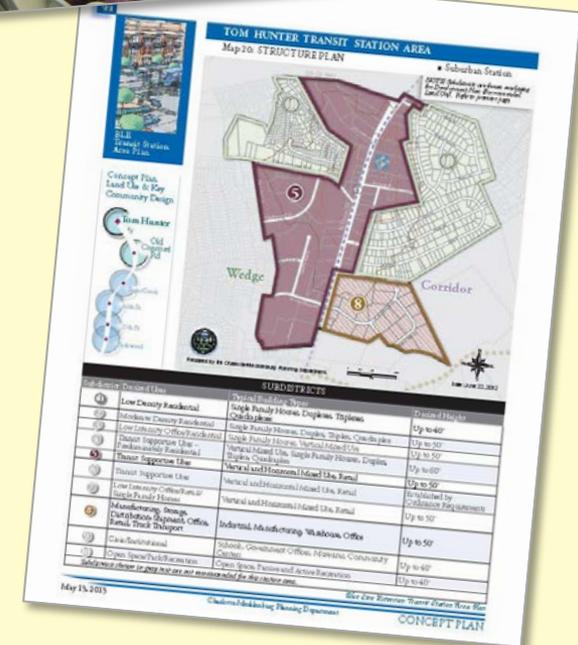


Transportation & Planning Committee Feedback

- *"We must ensure future development along the transit corridor is in keeping with the vision of the station area plans."*
- *"The Zoning Ordinance should implement the policies of the adopted station area plans."*
- *"The zoning ordinance needs to be flexible but not at the expense of compliance with the vision and intent of the area plans."*
- *"How can we make sure the station areas end up looking the way we all hope they will look?"*



In September 2013 City Council approved a Planning Staff proposal to modify the Transit Oriented Development zoning districts in an effort to better achieve the vision of the station area plans.



Shook Kelley's 2013 analysis of existing Transit Oriented Development resulted in a list of 10 issues to be addressed.





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Project Overview

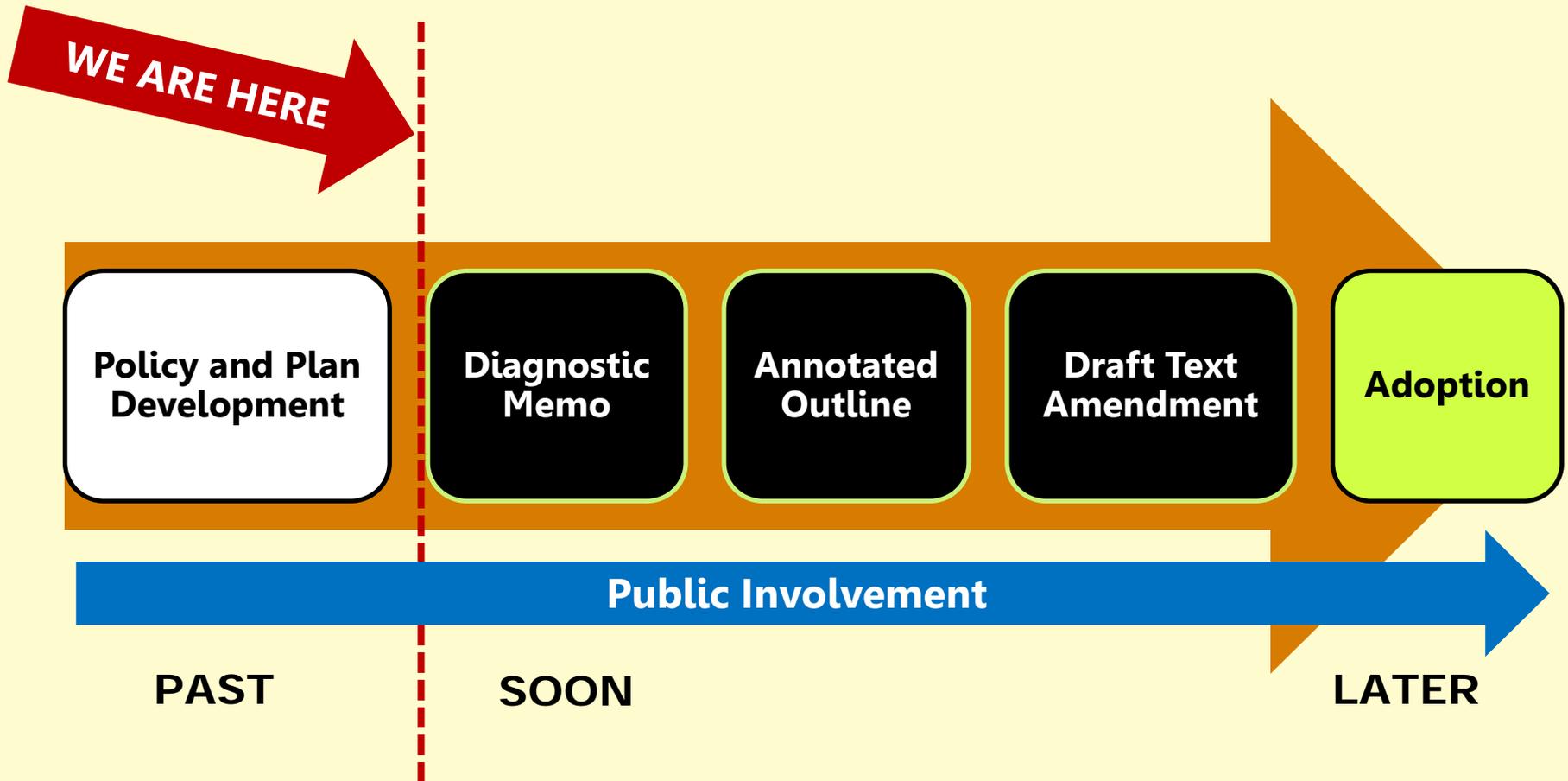
TOD Revision Process

Over the next 11 months, the TOD Districts section of the Zoning Ordinance will be revised in a 5-step process:

1. Lessons Learned
2. Diagnostic Memo
3. Annotated Outline
4. Draft Text Amendment
5. Adoption



Project Schedule Summary



June 2014

Range of Activities

- Planning staff and consultant break down current ordinance
- Small stakeholder meetings with consultant
- **Public meeting (*this one*)**
- Tour of existing TOD sites



1. Lessons Learned

Learning from users of the current TOD ordinance

June 2014 – (Today)

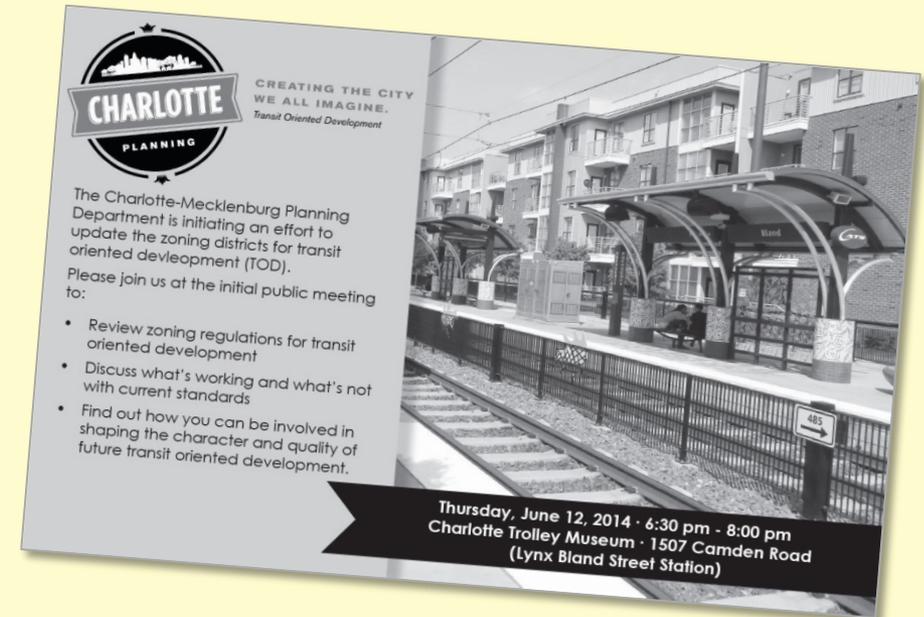
Stakeholder Group Meetings (June 12):

Project Partners

- Charlotte Center City Partners
- University City Partners
- UNC – Charlotte

TOD Users and Advocates

- Developers and agents
- Design Professionals
- City Urban Review Team



Public Kick-Off Meeting *(Right Now)*

2. Diagnostic Memo

June – September 2014

- **Analysis of Strengths/Weaknesses of TOD districts and development standards**
- **Description of potential new planning tools to better implement the plans**
- **Summary outline of updated TOD districts**
- **Public Participation**
 - **Staff will share draft Diagnostic Memo with the Planning Commission for discussion at the September meeting.**
 - **Draft Diagnostic Memo will be available for public review and comment on the project web site.**

3. Annotated Outline

July – November 2014

- **Explanation of proposed new TOD structure**
 - Descriptions of major sections
 - Major changes from existing standards
 - Introduces proposed new reformat
- **Public Participation**
 - Staff will present draft Annotated Outline to the Planning Commission and the public in October for reaction and feedback prior to final revisions.
- **Public Workshop in November**
 - Present draft Annotated Outline



4. Draft TOD Text Amendment

December 2014 – January 2015

- **Proposed Text Amendment to include:**
 - Updated TOD districts
 - Updated standards
 - New outline and format (including tables, graphics, illustrations, etc.)
- **Public Meeting in January 2015**
 - Present draft Text Amendment
- **Public Participation**
 - Staff will present draft Text Amendment to the Planning Commission and the public in January 2015 for reaction and feedback prior to final revisions.

Model for Future Updates

The TOD/TS update can serve as a model for how a future revised Zoning Ordinance could look and work.

CHARLOTTE CODE
PART 12: TRANSIT ORIENTED DEVELOPMENT DISTRICTS

1. Driveways providing access to the parking area may be installed. It is the intent that these driveways be as nearly perpendicular to the street right-of-way as possible to minimize intrusion into the landscaped area, and for pedestrian safety.
2. Driveways providing access to structured parking facilities are permitted between the rail corridor setback and the building. However, the length of the driveway shall not exceed 50% of the length of the property line along the rail corridor.

(d) In the event that the City or State removes any on-street parking that was allowed to count toward the minimum requirement, the existing use shall not be required to make up the difference and shall not be made non-conforming, with respect to parking.

On-street parking shall be provided for properties on blocks with single family zoning except where prohibited by CDOT or NCDOT. On-street parking may be used to meet minimum residential parking requirements but shall not be counted in calculating maximum parking spaces.
(Petition No. 2009-12 §9.1208(6)(d) 03/19/09)

- (e) All recessed, on-street parking shall comply with Charlotte's Urban Street Design Guidelines.
- (f) The vehicular parking requirements may be met on-site or off-site at a distance of up to 800 feet from the permitted use. Off-site parking to meet the requirements of this section may be provided through a lease, subject to the review and approval of Engineering and Property Management (for commercial and planned multi-family projects, change of use permits), or Neighborhood Development (for all other residential projects, change of use permits).
(Petition No. 2001-73 §9.1208(6)(f), 06/20/01)
- (g) Parking that is located to the rear of the primary structure may extend the entire width of the lot, with the exception of any required screening or landscaped areas. Parking that is located to the side of the primary structure shall not cover more than 35% of the total lot width.
- (h) Shared parking shall be permitted and encouraged pursuant to the regulations of Section 12.203.
- (i) Bicycle parking facilities shall be required as per Chapter 12, Part 2.
- (j) All surface parking shall conform to the internal planting requirements for parking areas in the *Charlotte Tree Ordinance*.

9-234

Dynamic Header

Prominent Titles

Nested Text

Balance Between Text and White Space

Illustrations with Captions

Adoption Date
Page Numbers

District-Specific Development Standards
Town Center Residential District
Subsection 5.3. Site Layout and Building Organization

5.3 Site Layout and Building Organization

A. INTENT

(i) To ensure the layout and organization of infill development is compatible with the varied pattern of established residential development in the Town Center Residential District, and

(ii) To facilitate a range of housing options within walking distance of the Main Street District.

B. CONTEXTUAL FRONT YARD SETBACKS

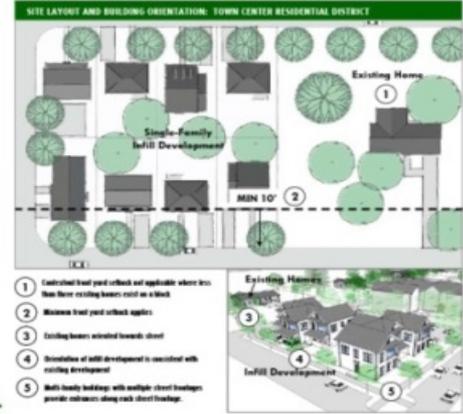
(i) Town Center Residential development shall comply with standards for Contextual Front Yard Setbacks as contained in Section 3 of this Article. (Figure 10)

(ii) Where an established pattern of setbacks has not been established along the block by three or more homes, front yard setbacks shall be a minimum of:

(1) 10 feet for detached single-family, and

(2) 15 feet for townhomes and multi-family.

Figure 10



Morrisonville Town Center Code—Final Draft, December 2009 F2B Recommendation Version 49

Current Charlotte Zoning Ordinance Sample Page

Sample Revised Ordinance Page



5. Text Amendment Adoption

TOD Text Amendment Adoption Schedule

January 26, 2015

Filing Deadline

March 2, 2015

City Open House Forum

April 20, 2015

City Council Public Hearing

April 29, 2015

Zoning Committee Work Session

May 18, 2015

City Council Decision

Public's Role

- **Attend public meetings.**
- **Provide valuable feedback.**
- **Remain engaged and educate others!**



Public Engagement Opportunities



- 1. June public kick-off meeting (this one)**
- 2. November public workshop (Annotated Outline)**
- 3. January public meeting (Draft Text Amendment)**
- 4. March Open House Forum (Adoption Process)**
- 5. April Public Hearing (Adoption Process)**

Stay Updated: CharlottePlanning.org



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Text Amendment Stakeholder Group

- Incentive Based
- Inclusionary Housing Initiative
- Internet Sweepstakes
- Electronic Gaming
- Restaurants-Nightclubs-Bar-Lounges
- Parking and Housing Issues Near Colleges and Universities
- Microbrewery
- Pedestrian Overlay Zoning Amendment
- I-77 and I-277 Noise Walls
- Mobile Food Vendors
- Mobile Farmers Market
- Wireless Telecommunication Facilities (Cell Towers)
- [Transit Oriented Development](#)

Transit Oriented Development



**CREATING THE CITY
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Transit Oriented Development

The Charlotte-Mecklenburg Planning Department is initiating an effort to update the zoning districts for Transit Oriented Development (TOD).

- Review zoning regulations for Transit Oriented Development
- Discuss what's working and what's not with current standards
- Find out how you can be involved in shaping the character and quality of future transit oriented development.

Transit Oriented Development Revisions
June 12th Kick Off Meeting
Thursday June 12, 2014
6:30-8:00
Charlotte Trolley Museum
1107 Camden Road

Transit Oriented Development Revisions