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's TOD Planning Framework

CHARLOTTE.

TOD in Charlotte

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

TOD Planning Framework

CHARLOTTE
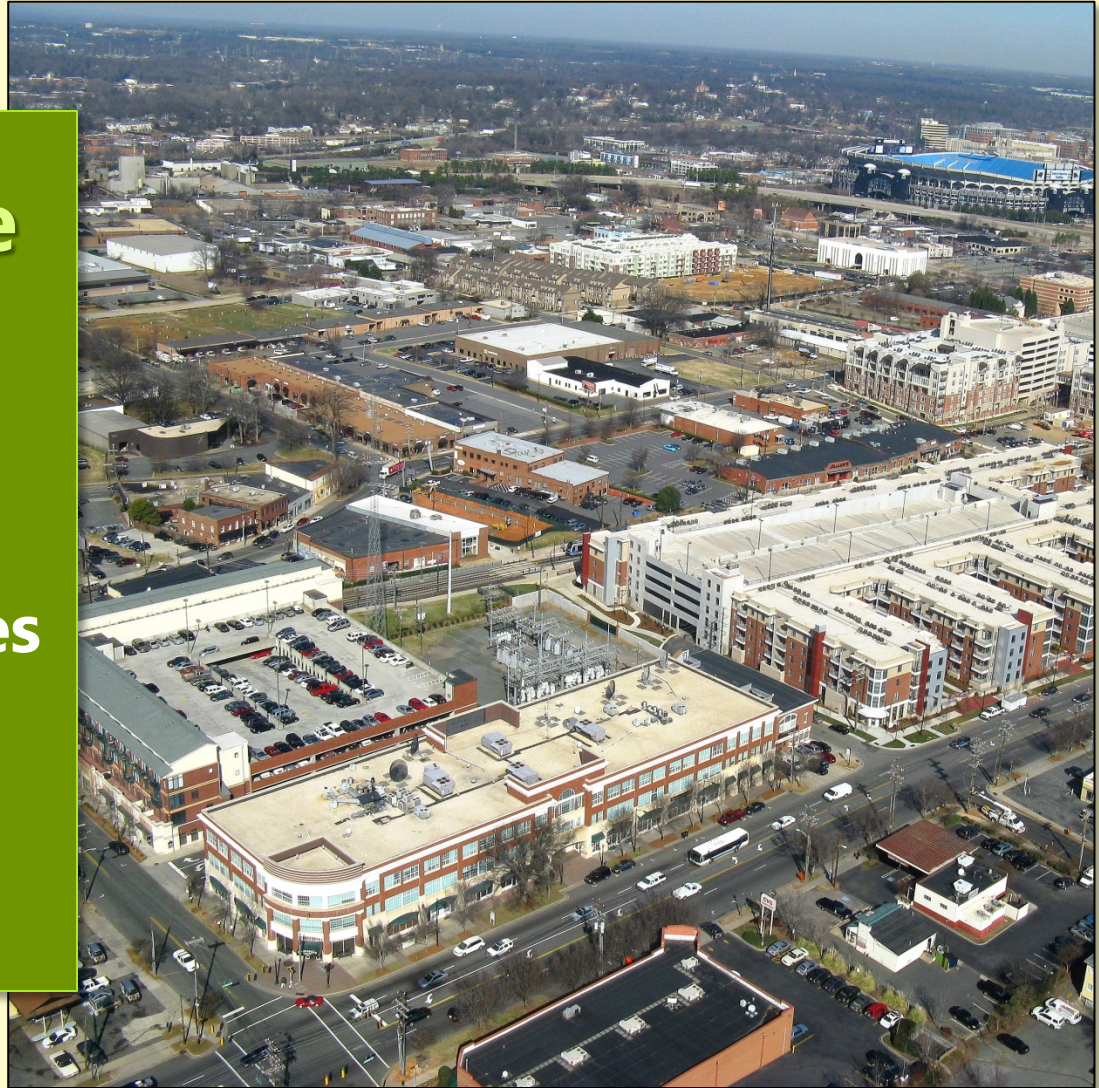
Policy & Plan Development

City

Centers, Corridors & Wedges
(2010)

Corridor

Transit Station Area Principles
(2001)

Station

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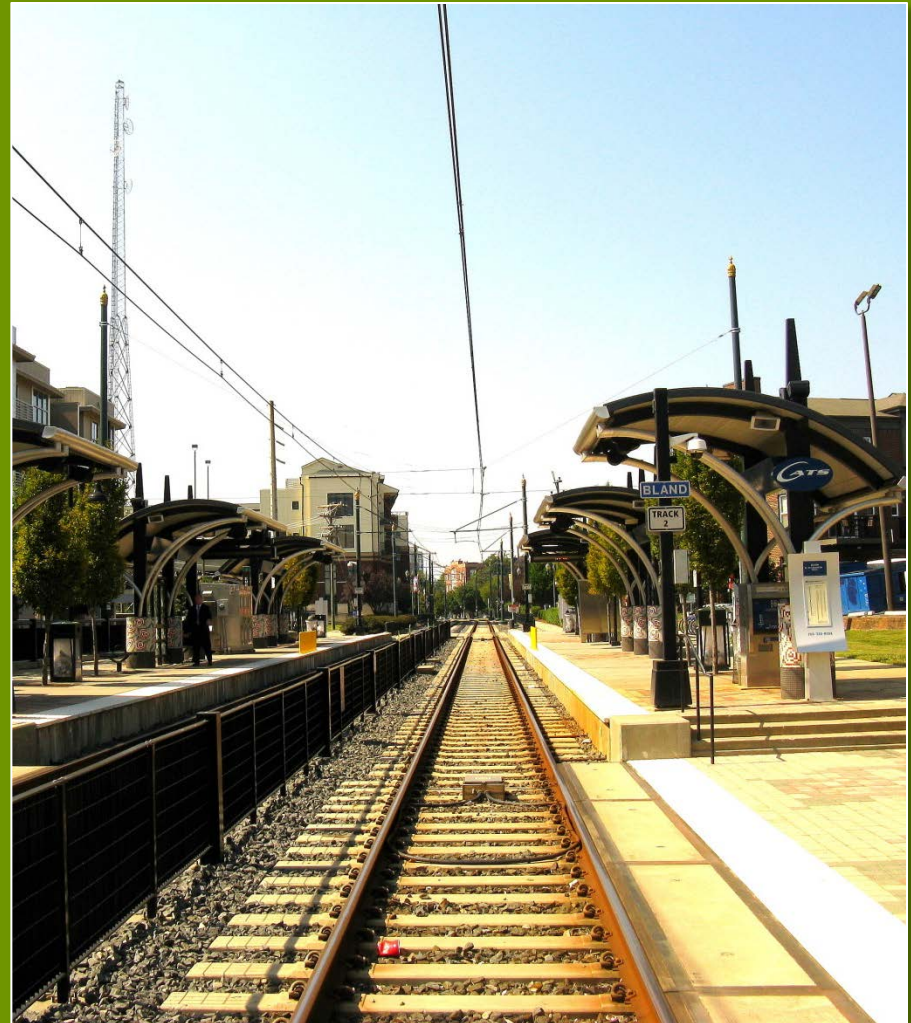BLE Stations - 2013

Implementation

Zoning Tools

Parcel

TOD	TS
(Transit Oriented Development)	(Transit Supportive Overlay)

MUDD	UMUD	UR

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
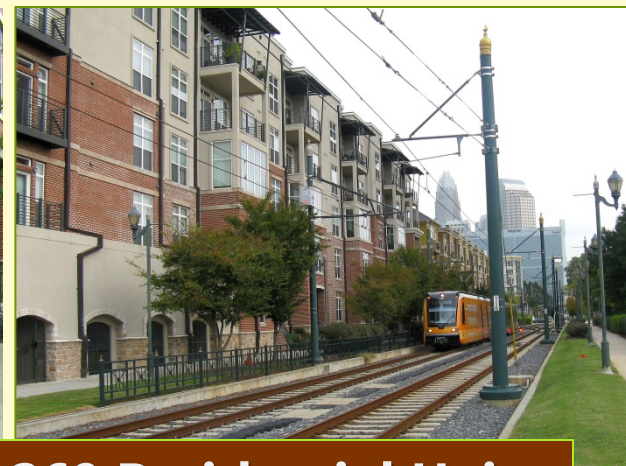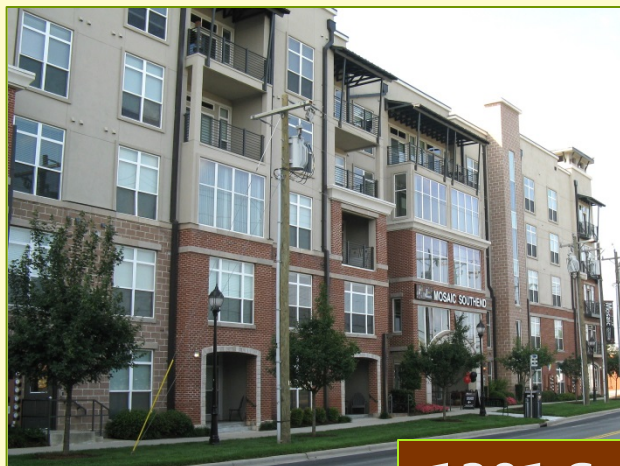
Streetscape Requirements

Completed TOD Projects

TOD on the Ground

2225 Hawkins Street ● 2009 ● 331 Residential Units

1301 South Tryon Street ● 2009 ● 269 Residential Units

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
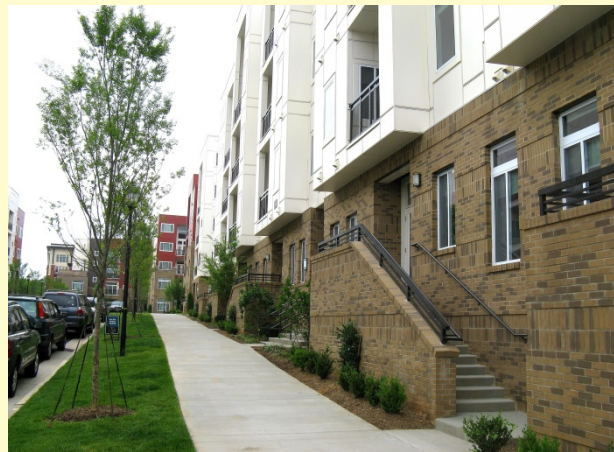
1425 Camden Road ● 2010 ● 7 Townhome Units

CHARLOTTE

2800 South Boulevard ● 2014 ● 341 Residential Units

Poindexter & Youngblood ● 2013 ● 277 Residential Units

TOD on the Ground

CHARLOTTE

125 West Park Avenue • 2013 • 153 Residential Units

Rehab and Adaptive Re-use

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.

CHARLOTTE

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).**

Why Update TOD Zoning Now?

CHARLOTTE.

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.

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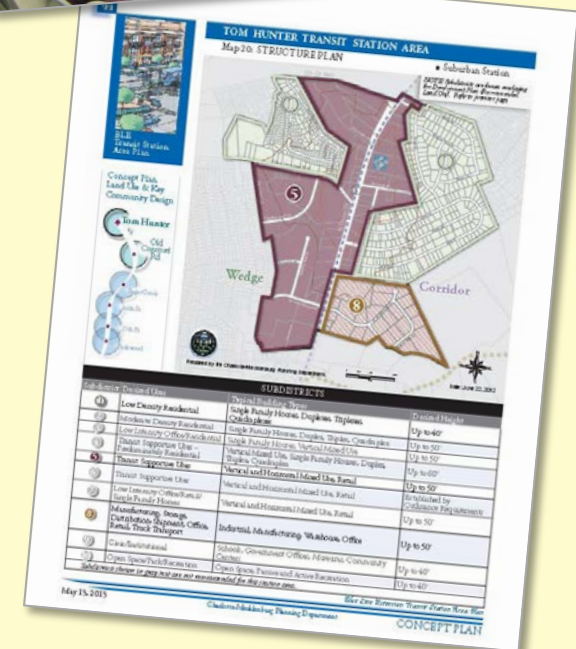
Shook Kelley's 2013 analysis of existing Transit Oriented Development resulted in a list of 10 issues to be addressed.

Project Overview

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

WE ARE HERE

| Policy and Plan Development | Diagnostic Memo | Annotated Outline | Draft Text Amendment | Adoption |

Public Involvement

PAST   SOON   LATER
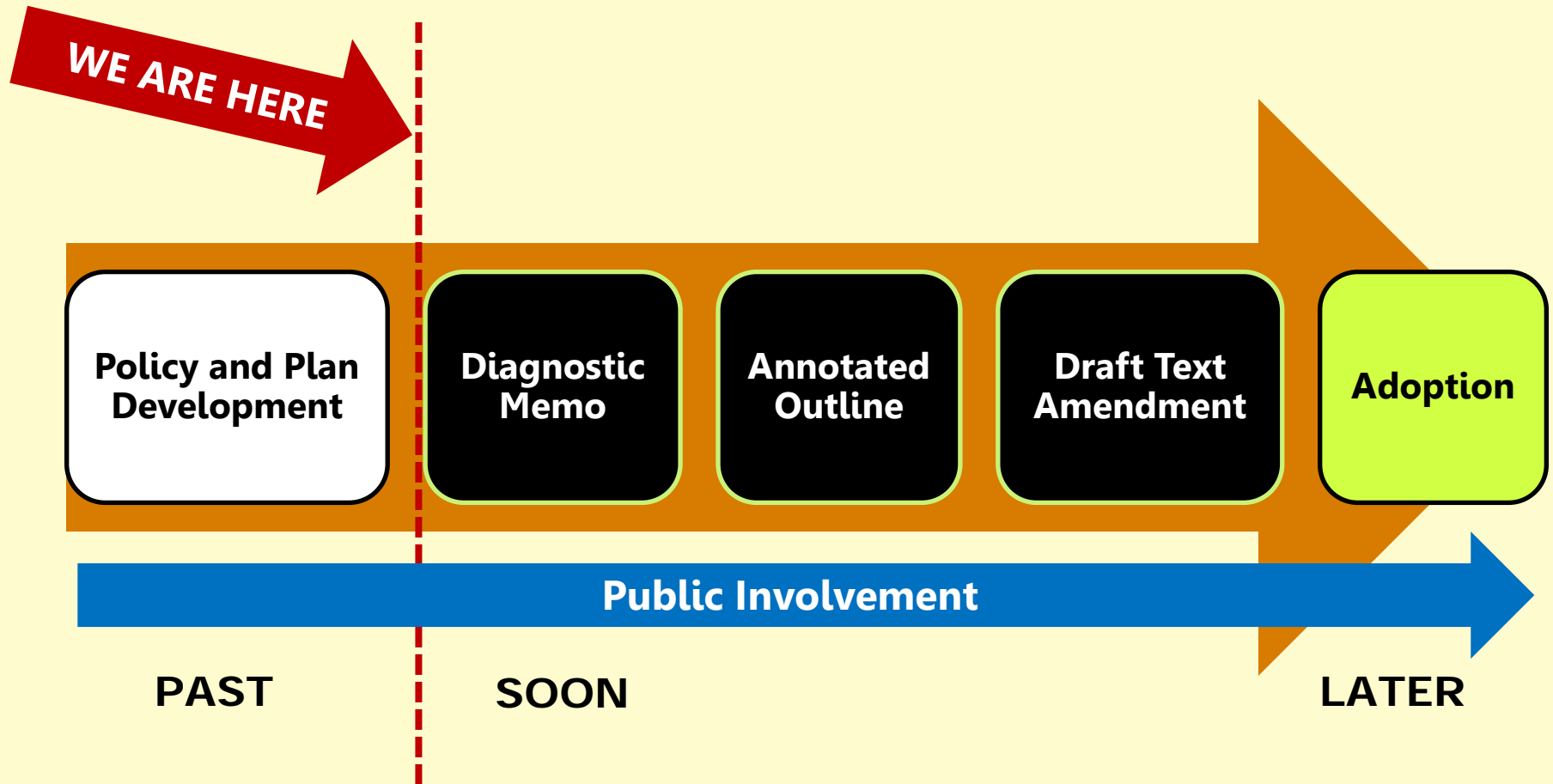
June 2014

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**

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**
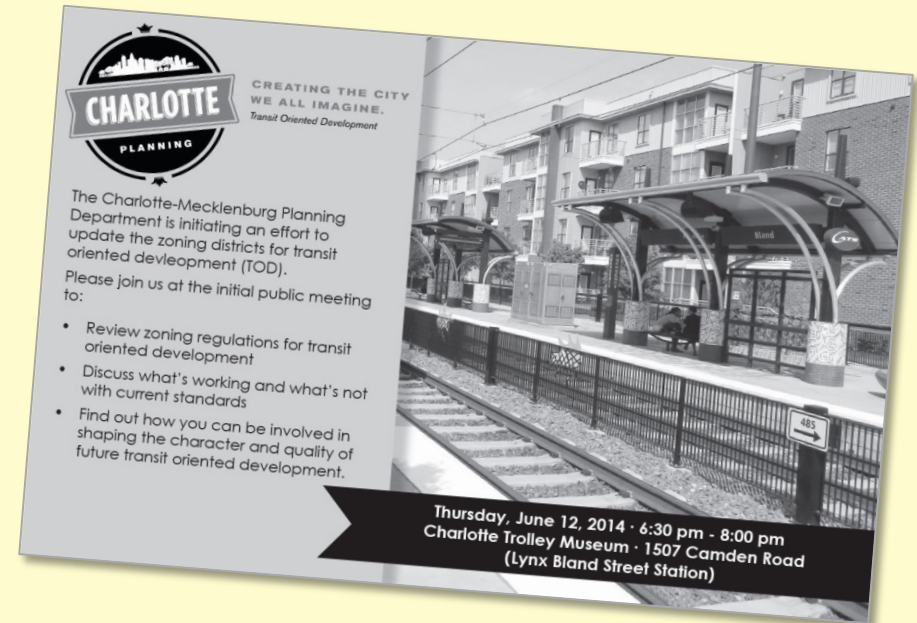
Public Kick-Off Meeting (*Right Now*)

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.**

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.

Current Charlotte Zoning Ordinance Sample Page

Sample Revised Ordinance Page

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.**

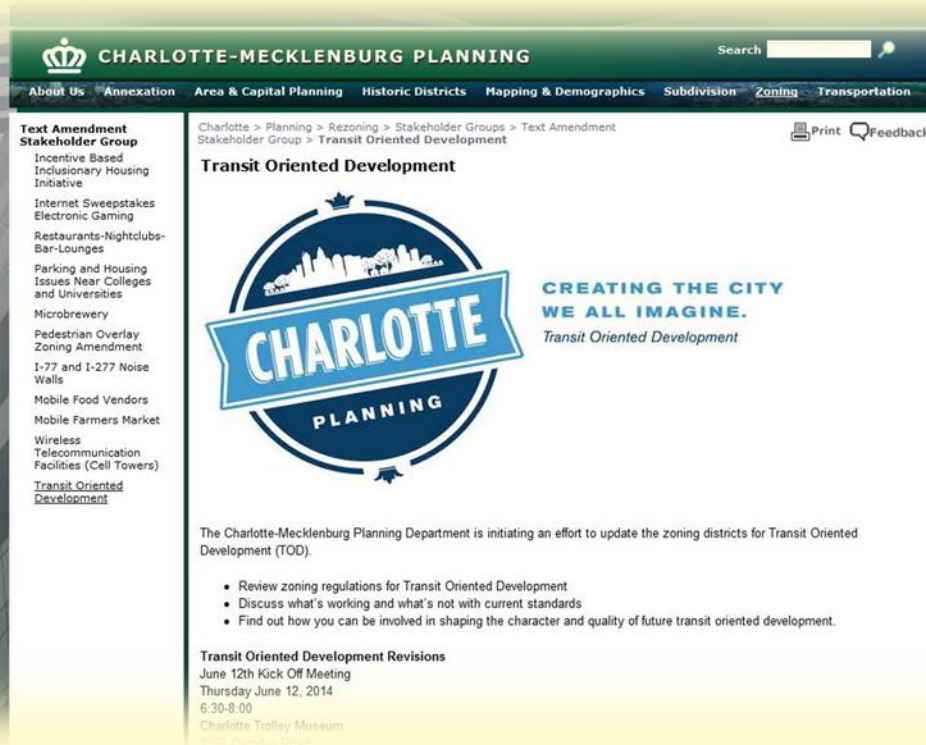- **Provide valuable feedback.**

- **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

Transit Oriented Development Revisions