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Planning Department Priorities

Charlotte-Mecklenburg Planning Commission
2015 Retreat

September 11, 2015

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Zoning Ordinance Update

Why are we doing this?

Policy & Regulatory Assessment Findings	Solutions
Confusing standards and cross references	Clear and object requirements bring clarity and predictability
Outdated standards and confusing terminology	Graphics, tables, simple text, easy to understand and apply
Emphasis on meeting requirements of zoning district with less emphasis on the intent of requirements	Emphasis on elements that achieve creating great places; range of tools
Policies and Regulations focus on separating uses regardless of compatibility	Greater focus on context and desired character
Lack clear link between policies and regulations	Clear link between vision and implementation tools

Peer Review

- Denver, Colorado
- Buffalo, NY
- New Orleans, LA
- Cincinnati, Ohio
- Dallas, TX
- Philadelphia, PA
- Nashville, TN
- Raleigh, NC

Vision

Refine tools to support a community and economic development vision by articulating what we want and where we want it

Alignment

Ordinance aligned to effectively implement adopted plans and policies

Predictability

Provide a balance between flexibility and development standards

Clarity

Simplify terms and create common language; understandable for all users

Project Team

City Council &
Transportation & Planning Committee

Executive Oversight Committee (interdepartmental)

Charlotte-Mecklenburg Planning Commission

Project Team

Charlotte Planning Department

Camiros (Consultant Team)

Stakeholders

Technical

Technical Advisory Committee

Interdepartmental Working Teams

(TBD based on emerging topics)

Community

Neighborhoods

Community Organizations

Real Estate Development

Many others…

Partner Agencies

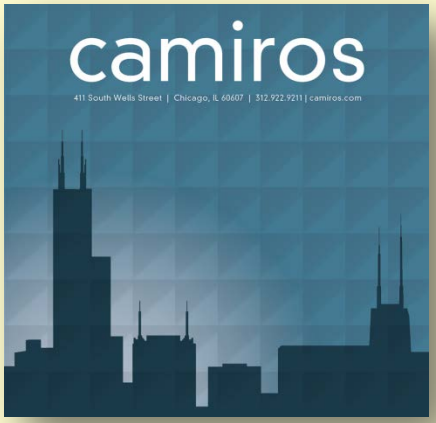
Mecklenburg County

Adjacent Communities

NCDOT

CRTPO

COG



Extensive Experience in:

- Planning, Urban Design & Zoning
- Drafting Ordinances and Unified Development Ordinances
- Administration & implementation of zoning ordinances

Local Support Team

Public Outreach & Communication

(Wray Ward)

Visualizations & 3D Modeling

(Gantt Hubermann Architects)

State Statutes & Local Zoning Authority

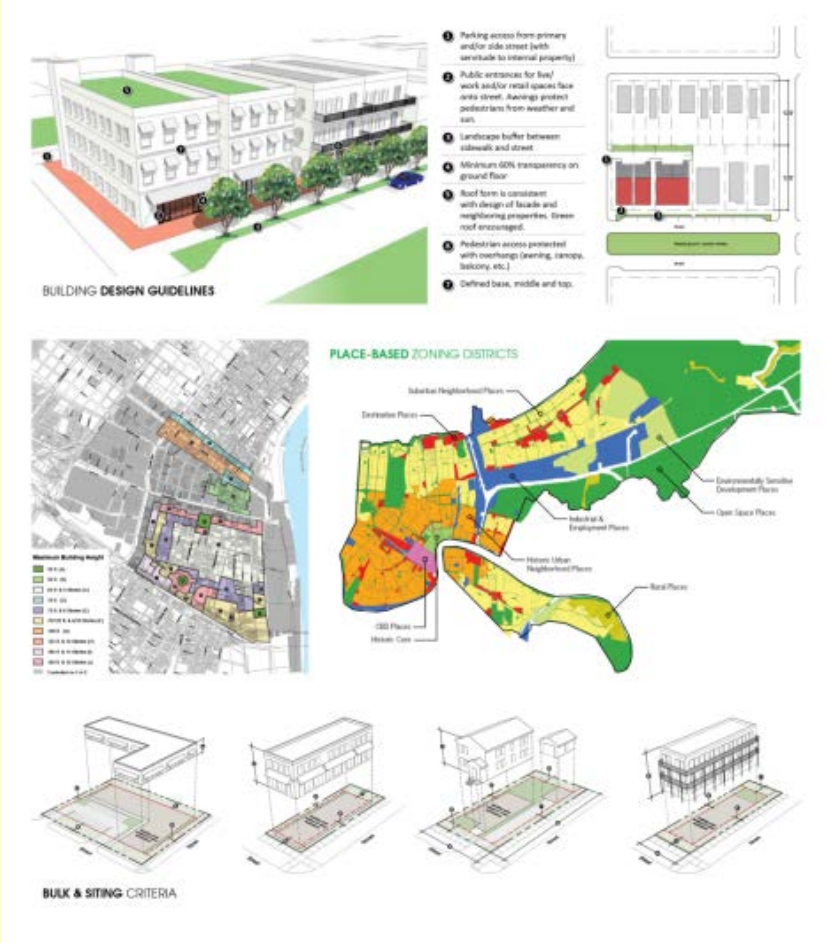
(Parker Poe)

Zoning Code Experience

- Providence, RI – Zoning Code
- Buffalo, NY – Unified Development Ordinance
- Baltimore, MD – Zoning Code
- Clark County, NV (Las Vegas) – Unified Development Code
- Salt Lake County, UT – Zoning Ordinance Update
- New Orleans, LA – Comprehensive Zoning Code

Innovative Community Engagement

- Project Branding
- Website for information sharing as well as receiving comment
- Project brand to carry throughout all phases of the project



www.camiros.com

Scope Outline

- Project Management / Project Plan
- Public Engagement Strategy
- Refine Policy Framework / Alignment Strategy
- Determine the Ordinance Type
- Develop New Ordinance
- Establish Phasing & Implementation Plan

September/October	• Policy & Scope Discussion - Planning Commission - Transportation and Planning Committee • Finalize scope and contract
October/November	• City Council Scope Update • City Council Contract Approval
December/January	• Council Work Session • Project Kick-off (multi-year project)

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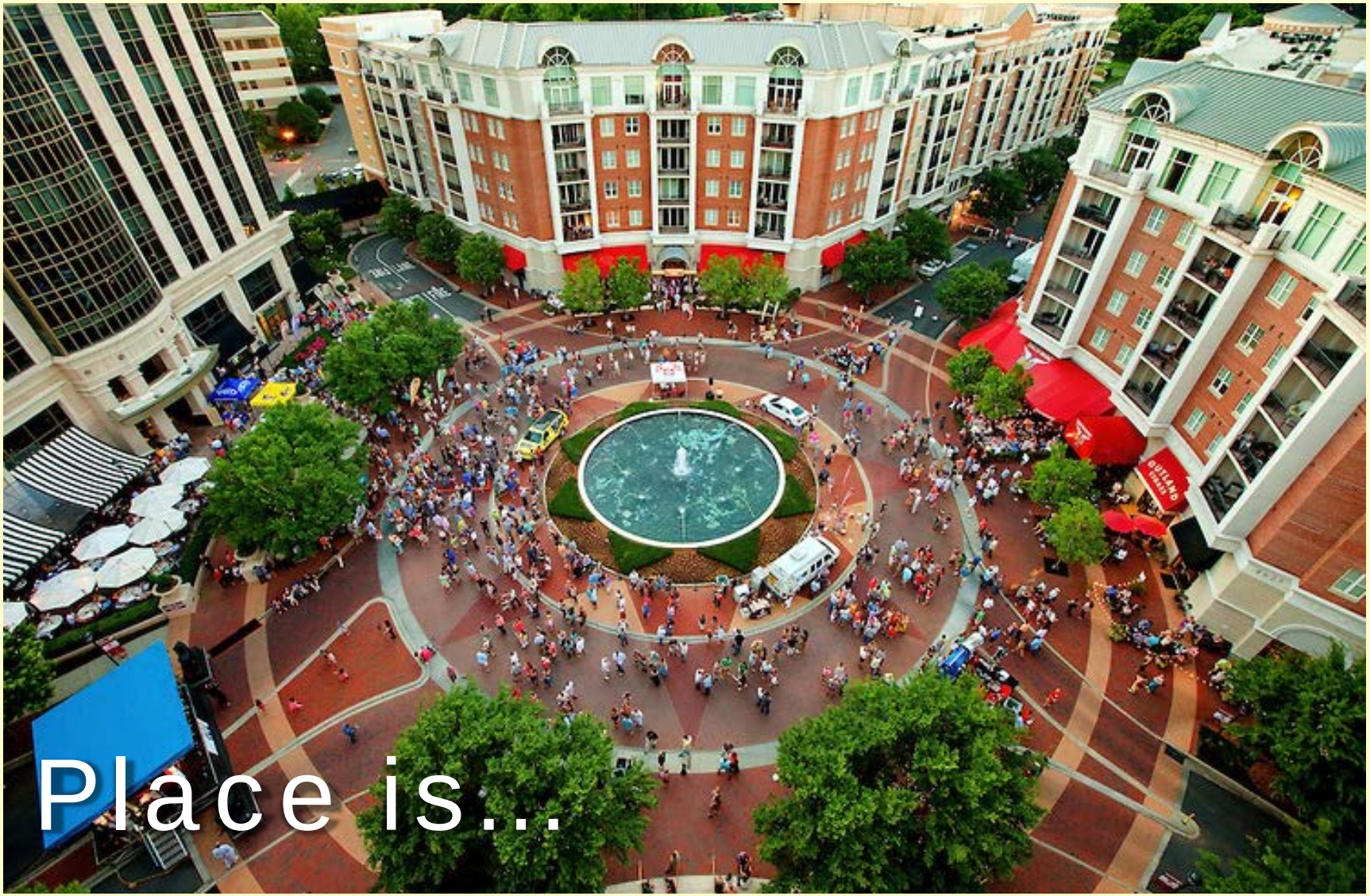
Place-Based Policy Framework

Place is...

Place is…

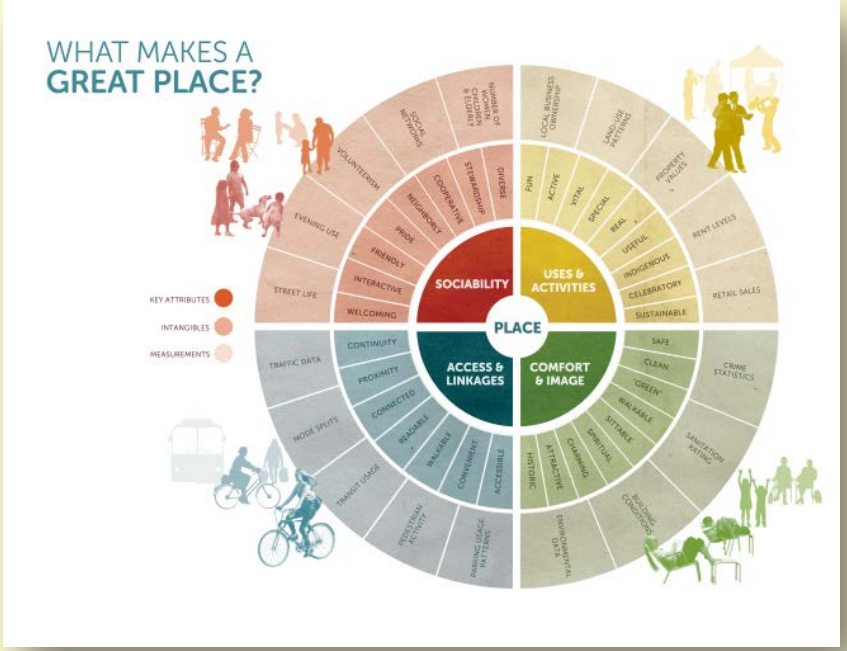
Place is...

Place is...


Place is...

Place is....

- **Building size and scale**
- **Land use character**
- **Form and pattern**



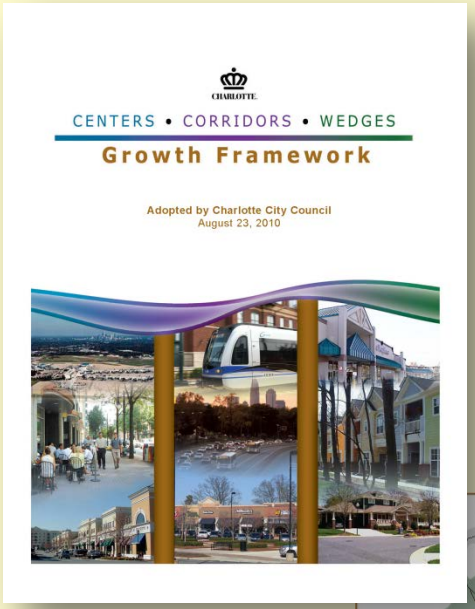
- **Patterns of activity in the spaces**
- **Access and linkages**

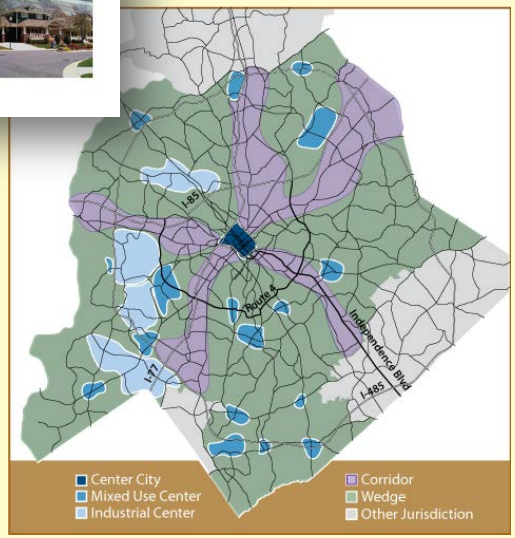
Moving from Projects to Places

Placed-Based Policy Framework

We Have the Foundation

- **Organizes growth pattern**
- **Describes land use character**
- **Specifies development intensity**

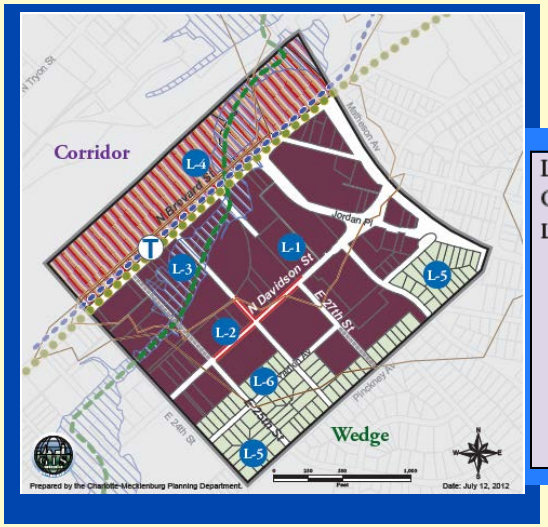




Placed-Based Policy Framework

Area Plan Can't Do It all

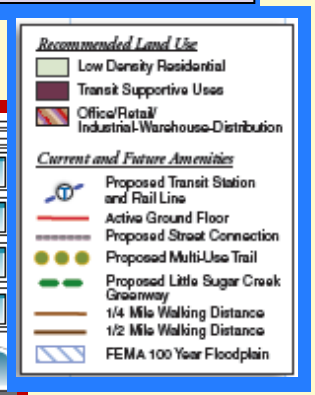
- **Area specific policies that need broad application**
  - **Unclear linkage to implementation tools**

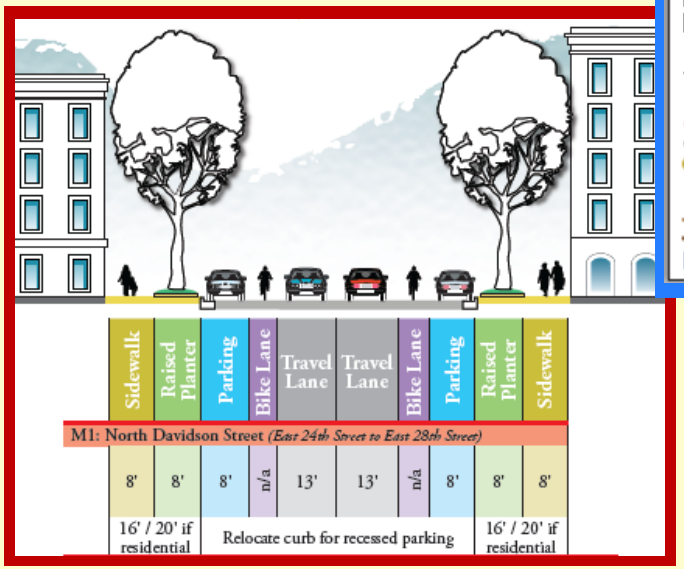


Land Use & Key Community Design Policies

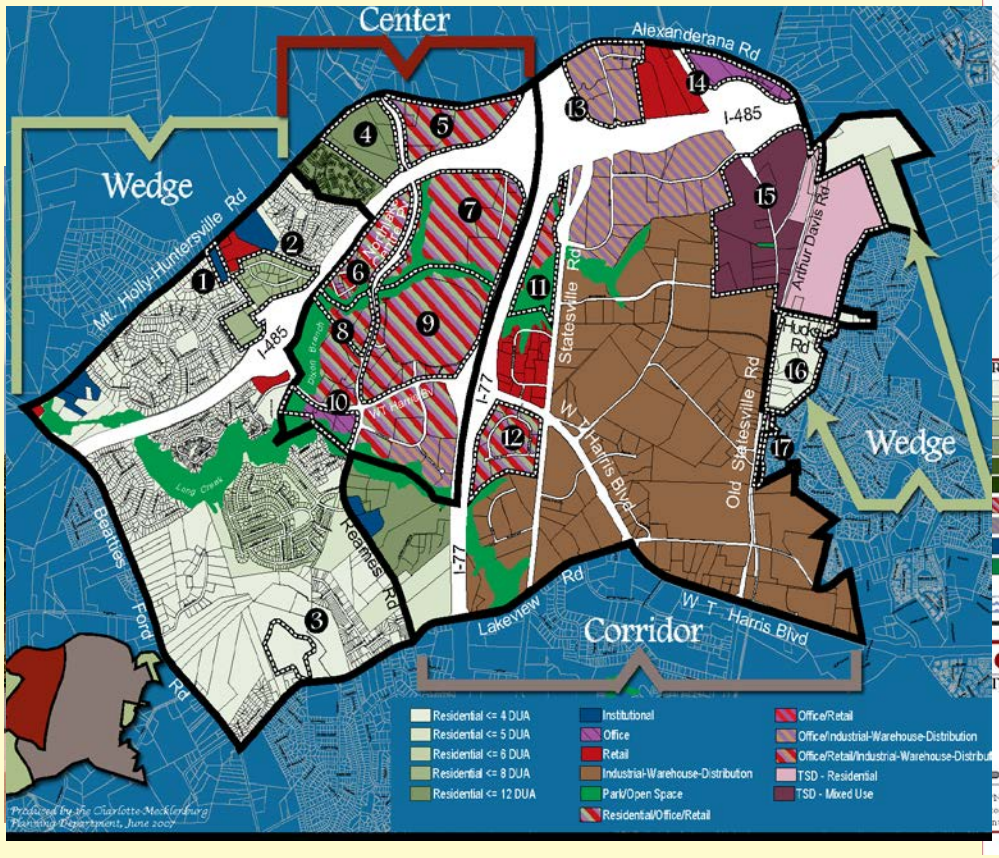
L-1 Promote a mix of transit-supportive land uses (residential, office, retail, civic/institutional uses and park/open space) within the Transit Station Area through new development and redevelopment.

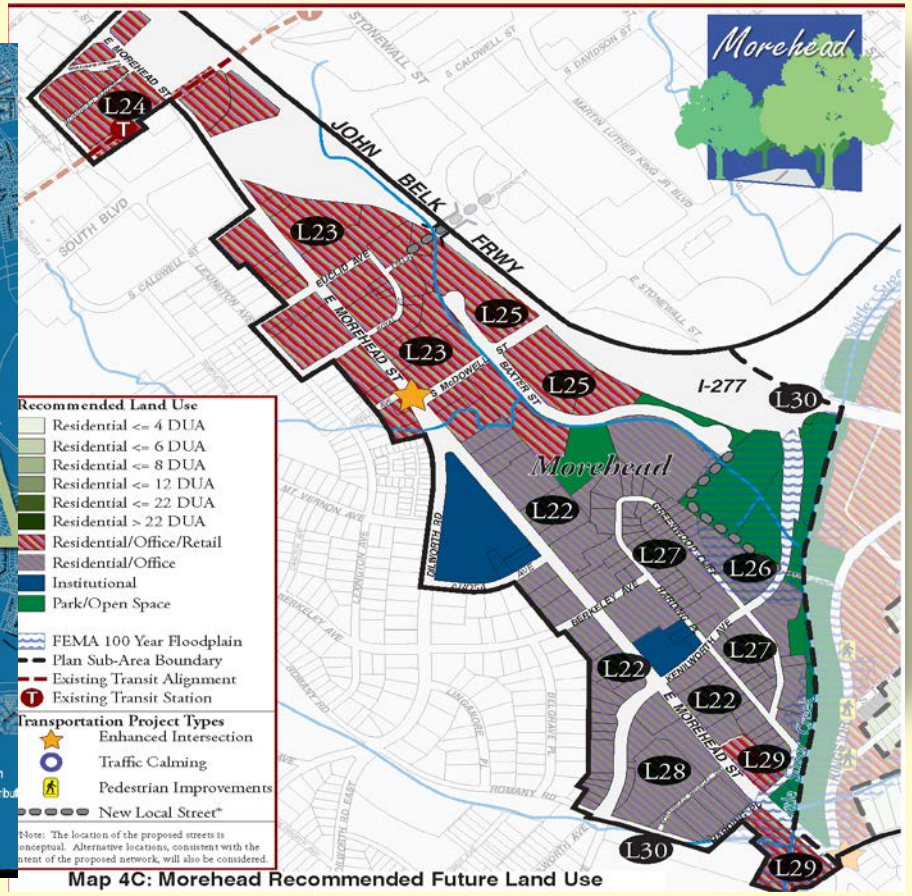
- Ensure that scale, massing and height of new development/redevelopment is sensitive to existing neighborhood development.





Where Am I?





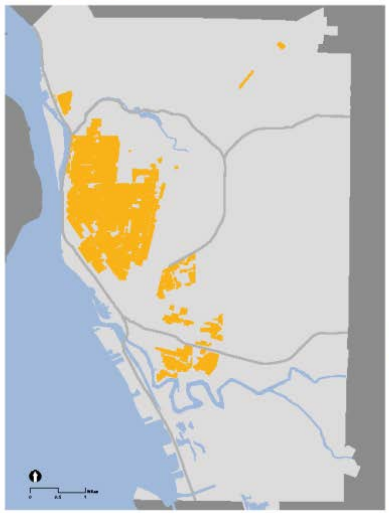
Map 4C: Morehead Recommended Future Land Use

Define the places we want to create… Place Types

And the tools to create them… Zoning

N-2 Urban Center

Place Type Map



Typical Development Characteristics

		Residential	Commercial/Mixed Use
Parcel Width	Typ. Range	32'–35'	30'–75'
	Min./Max.	20'–50'	20'–200'
Building Setback	Typ. Range	12'–15'	0'
	Min./Max.	10'–25'	0'–10'
Building Width	Typ. Range	25'	30'–60'
	Min./Max.	20'–30'	28'–180'
Building Scale	Typ. Range	2–3	2–4
	Min./Max.	1–3	2–12
Public Realm	Typ. ROW Width	66'	66'
	Typ. Roadway Width	66'–90'	60'–82'

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3.1.7 N-3C MIXED-USE CENTER

A. Purpose

The N-3C zone addresses mixed-use, walkable centers of Buffalo's moderately compact neighborhoods. These neighborhood centers were originally served by Buffalo's streetcar system, though many developed following the introduction of the automobile.

B. Building Types

The form requirements of the neighborhood zones are tailored to each building type in accordance with Section 3.2. The following building types are permitted in the N-3C zone:

- Attached house
- Carriage house
- Civic building
- Commercial block
- Detached house
- Flex building
- Loft building
- Shopfront
- Shopfront house
- Stacked units
- Tower

C. General

All development in the N-3C zone must comply with the form standards of Section 3.2, as well as any applicable standards in other sections, including, but not limited to, the following:

Frontages	Section 3.3
Principal Uses	Section 6.1
Accessory Uses	Section 6.2
Temporary Uses	Section 6.3
Landscape	Section 7.1
Fences & Walls	Section 7.2
Stormwater	Section 7.3
Outdoor Lighting	Section 7.4
Corner Visibility	Section 7.5
Site Impacts	Section 7.6
Pedestrian Access	Section 8.1
Bicycle Access & Parking	Section 8.2
Vehicle Access & Parking	Section 8.3
On-Premise Signs	Section 9.2
Blocks	Section 10.1
Rights-of-Way	Section 10.2
Nonconformities	Section 12.1

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Questions