



CHARLOTTESM

Planning Department Priorities

Charlotte-Mecklenburg Planning Commission
2015 Retreat

September 11, 2015

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Outdated standards and confusing terminology	Graphics, tables, simple text, easy to understand and apply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



Charlotte-Mecklenburg Planning Department

Believe in Your Ideas.

RESEARCH CHALLENGE FOR THE LAND USE POLICY ASSESSMENT PROJECT

Join us in conducting research on land use policy frameworks from other cities around the USA. This information will help us to develop new strategies for our land use policy development processes, products and implementation.

➤ **How do I participate?**
Pick one research partner from Planning Department staff.
Pick a city of similar size and/or with similar area plan/ land use policy structure.
Email your team and research subject to adosborne@charlottenc.gov.

➤ **What should my research include?**
Your research should include new, different and/or more efficient processes for developing, communicating and implementing area plans/land use policy. It can include everything from community engagement tools to funding mechanisms for implementation.

➤ **How do I WIN?**
Share your research in a 15 minute presentation in the style of your choice. It MUST include a flow chart or graphic representation of the relationship between the over arching land use policies and/or implementation tools. Presentations will take place on October 30, 2013. Each presentation can receive up to 100 points:
50 points for organization of content and clarity of message;
25 points for presentation innovation and originality; and
25 points for illustration of some applicability to Charlotte.

Prize: Keurig K-Cup Variety Pack

Questions or Comments?
Contact Alysia Osborne, Planning Coordinator
704.336.3910
adosborne@charlottenc.gov



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

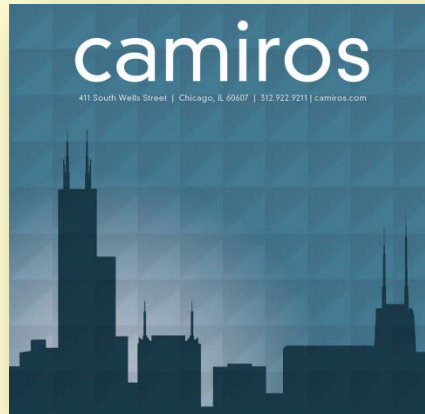
Technical Advisory Committee
Interdepartmental Working Teams
(TBD based on emerging topics)

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



It is my belief that the City of Chicago is well positioned to implement the strategies for smart, sustainable, equitable and more connected development that enhance the efficiency and flexibility of our transportation system. I am confident that the new administration will provide a clear framework for guiding the growth and development of the region, which will enhance and strengthen our City into the future.

Three Potential Site Layouts for a Revitalized Rosewood Courts Now Posted

The three patients who developed an anastomotic leakage after the second resection and were treated with a diverting colostomy were excluded from the study.

Community Meeting #5 – Date, Time and Location Announced!

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„Gut zu wissen!“
 Jeder, der einen Aufenthalt bei uns im Jugendzentrum
 durchläuft, bekommt ein „Gut zu wissen“-Heftchen.
 Diese Hefchen sind für alle Menschen, die mit uns
 zusammenarbeiten, wichtig.

para ser mais próximo de você.

4 go sailing next legs
continuing straight off into open ocean to distant

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)

Place-Based Policy Framework

Place is...



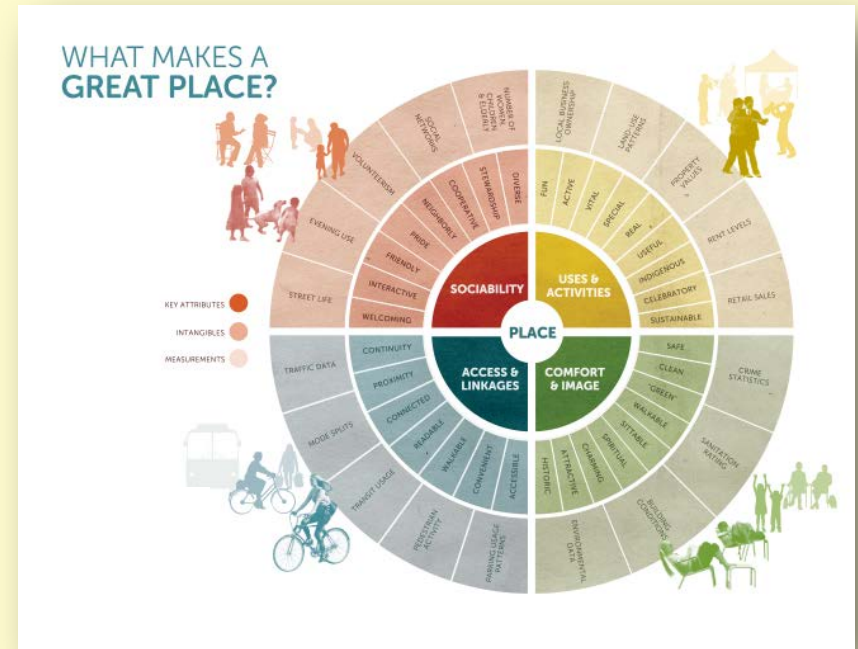






Place is....

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

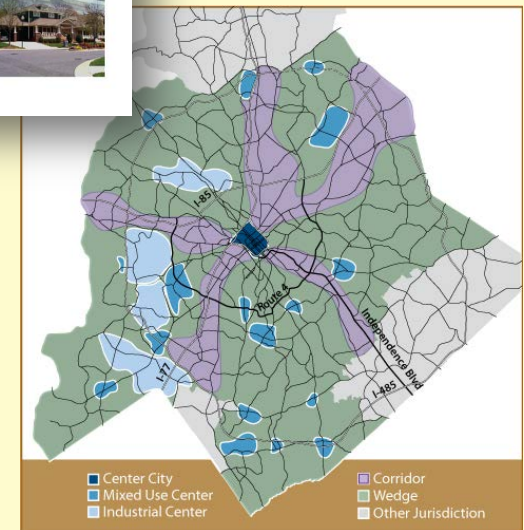
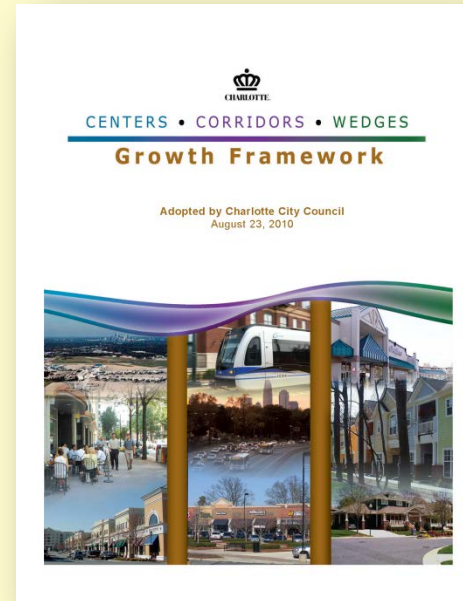


- Patterns of activity in the spaces
- Access and linkages

Moving from Projects to Places

We Have the Foundation

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



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

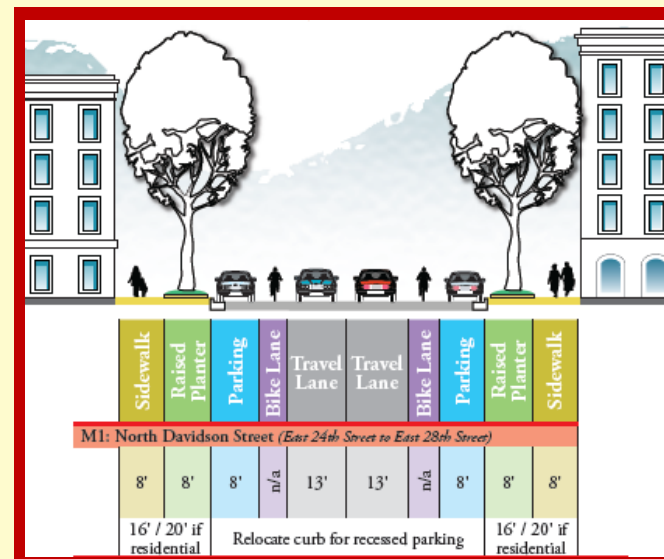
- L-1** Promote a mix of transit-supportive land uses (residential, office, retail, civic/institutional uses and park/open space) within the Transit Station Area through new development and redevelopment.
- Ensure that scale, massing and height of new development/redevelopment is sensitive to existing neighborhood development.

Recommended Land Use

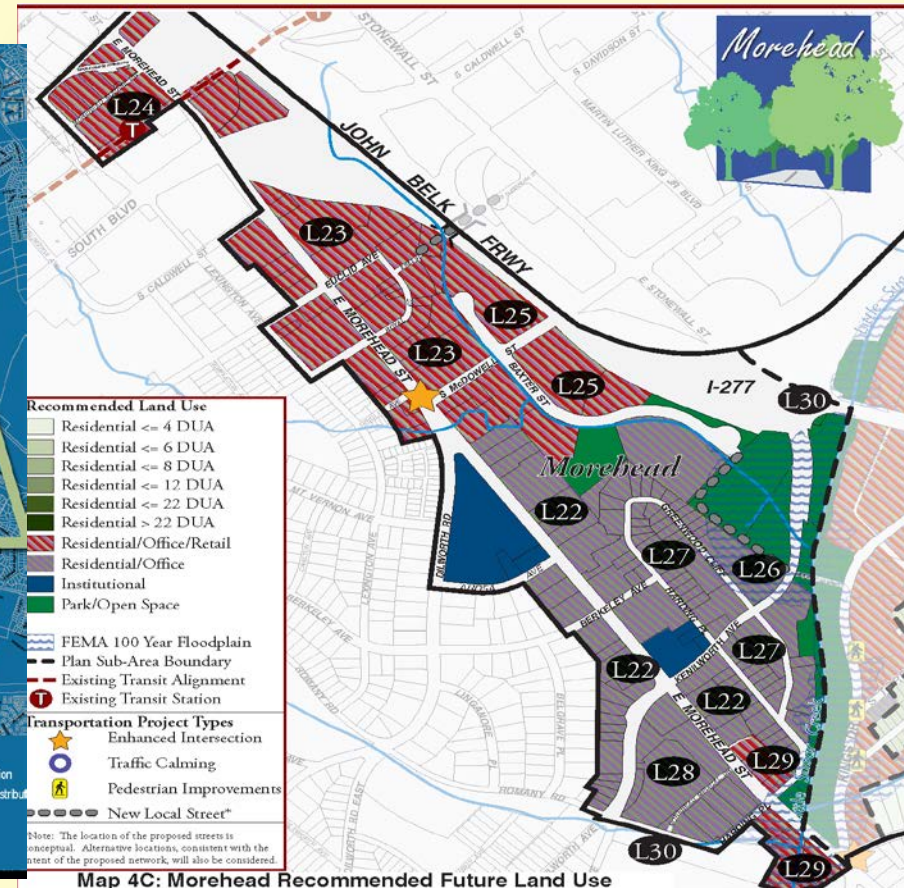
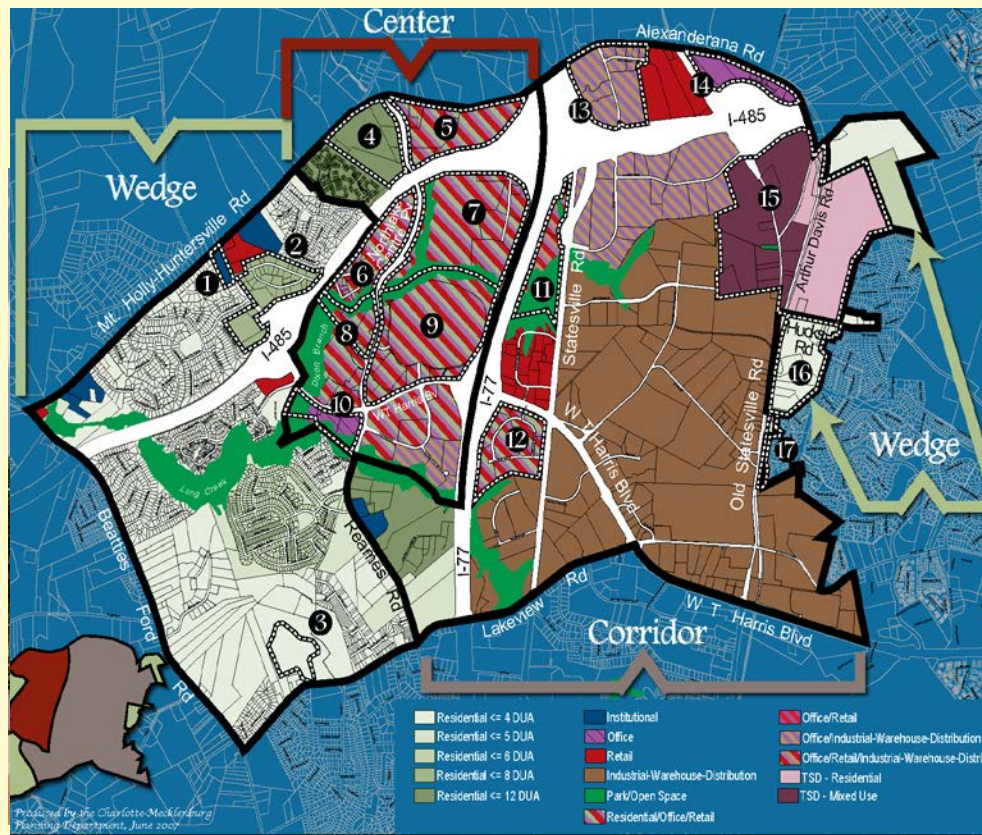
- Low Density Residential
- Transit Supportive Uses
- Office/Retail/Industrial-Warehouse-Distribution

Current and Future Amenities

- Proposed Transit Station and Rail Line
- Active Ground Floor
- Proposed Street Connection
- Proposed Multi-Use Trail
- Proposed Little Sugar Creek Greenway
- 1/4 Mile Walking Distance
- 1/2 Mile Walking Distance
- FEMA 100 Year Floodplain



Where Am I?



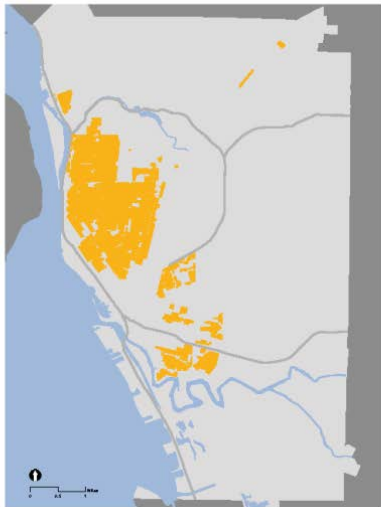
Define the places we want to create... Place Types

Placed-Based Policy Framework

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'	25'-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'

Draft

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

Questions