



**CHARLOTTE**  
CHARLOTTE-MECKLENBURG  
PLANNING

# Planning Commission Retreat

September 12, 2014

# Presentation Purpose

- Provide context for upcoming work and a "sneak peek" of what the Commission will be seeing in the coming months



## I. Review of Department Organization

- Divisions
- Staffing

## II. Policy Framework & Linkages

## III. Review of Upcoming Work

### Planning Committee

- BLE/UCAP Area Plan
- Prosperity Hucks Area Plan
- Mandatory Referrals
- Area Plan Assessment

### Zoning Committee

- Rezoning Cases
- Text Amendments
- Appeal of Administrative Amendment

### Full Commission

- Zoning Ordinance Update

# Planning Department Organization

Charlotte-Mecklenburg  
**Planning Department**

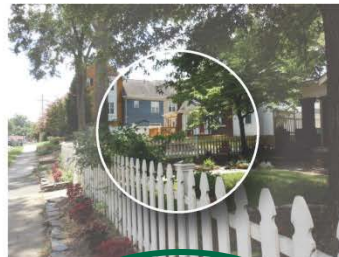


FY2014 - FY2015  
**Organization Chart**

## Planning Director

Leadership Team  
**Business/Executive  
Services**

Sets strategic direction for the department and manages the overall operation and administration, including budgeting, training, coordinating with City Manager's office and support of the Planning Commission.



### Assistant Director **Long Range Planning Services**

Develops plans and policies that help to enhance livability, strengthen economic competitiveness, provide transportation options, and ensure the orderly growth of our community.



### Assistant Director **Strategic Planning Services**

Implements Charlotte's community vision by providing urban design guidance, design services, community outreach, and strategic planning for developing and redeveloping areas.



### Assistant Director **Development Services**

Provides regulatory services designed to help achieve the community vision. These include managing the rezoning, subdivision and historic district processes; updating the Zoning Ordinance; administering the variance and appeals processes; and making ordinance interpretations.



## Key New Hires

Currently interviewing for three key positions

Anticipated start, Fall 2014

### **Zoning Ordinance Update** Planning Coordinator

- New Temporary Position: Primary role will be helping to manage and support the Zoning Ordinance Update initiative

### **Historic District Commission** Principal Planner

- New Position: Staff support in administration, review and coordination of Historic District activities, with emphasis on compliance/enforcement

### **Urban Design** Planning Coordinator

- Repurpose Existing Position: Strengthen urban design skills/resources to support Area Planning, Zoning Ordinance Update, development review, community engagement, etc.

\*Additionally, vacant CRTPO position will be filled next week and 3 administrative positions are currently vacant.



# Policy Framework: Centers, Corridors & Wedges

Policy Plans

## Centers, Corridors & Wedges

Growth Framework  
(1994, updated 2010)

## General Development Policies

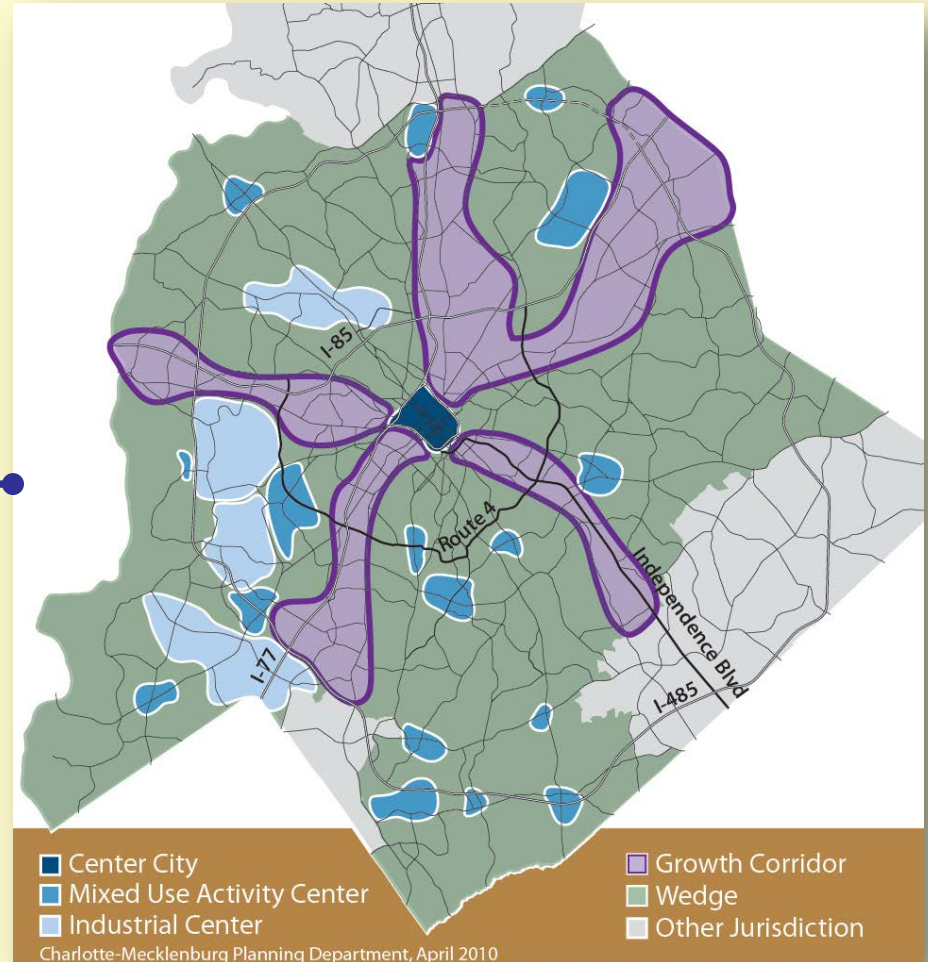
Guidance on Community Design  
(1990, updated 2007)

## District Plans

Updated & amended by Area Plans  
(1990 - Present)

## Area Plans

Parcel specific Future Land Use  
(1990-present)



# Policy Framework: General Development Policies

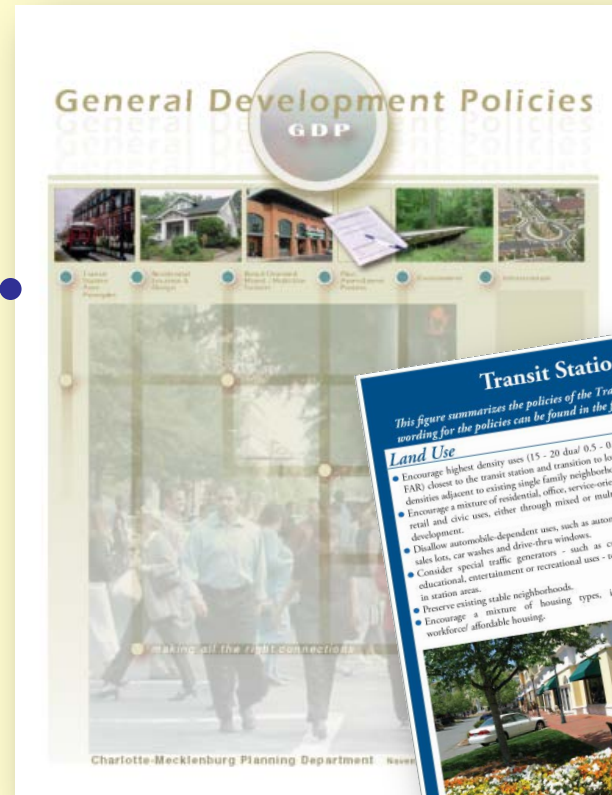
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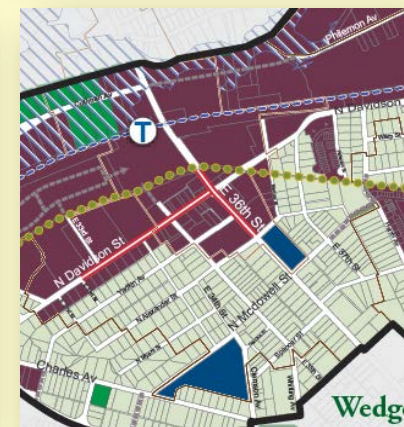
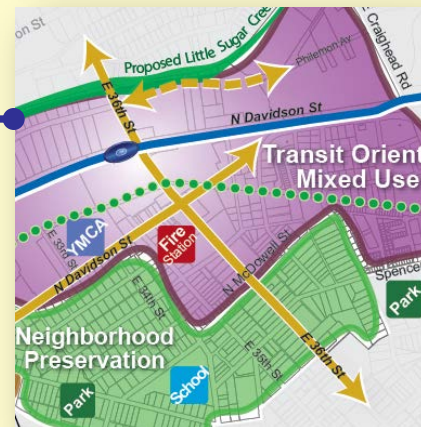
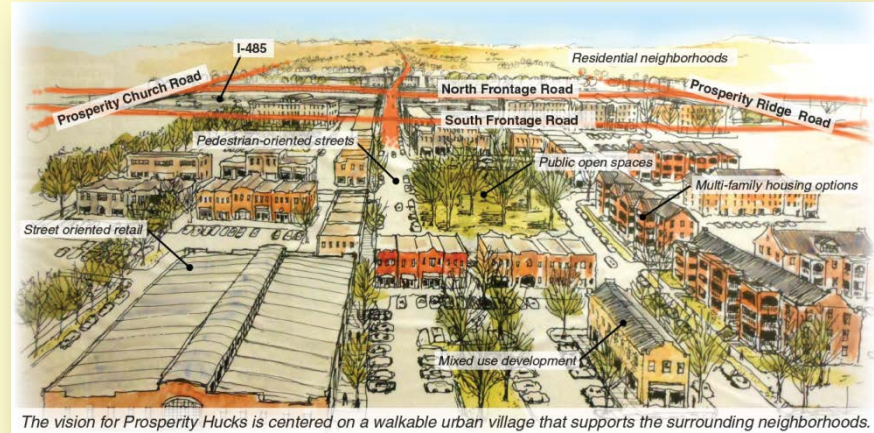


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# Policy Framework: Charlotte's "Comprehensive Plan"

**Centers, Corridors & Wedges**  
Growth Framework  
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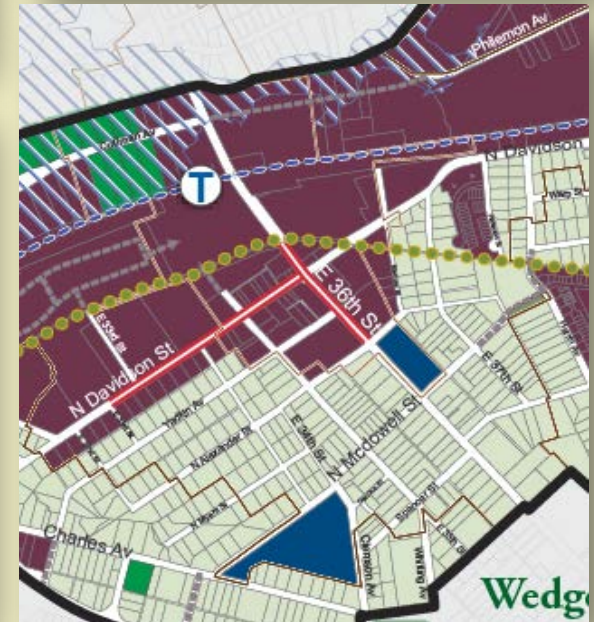
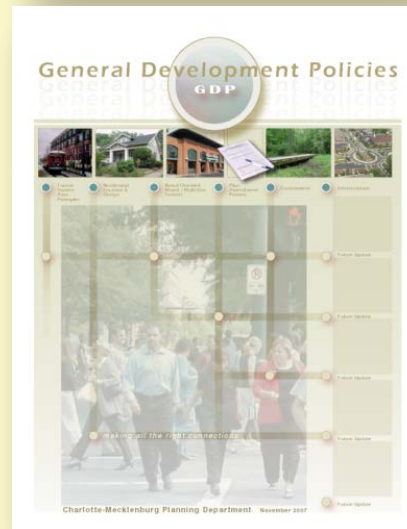
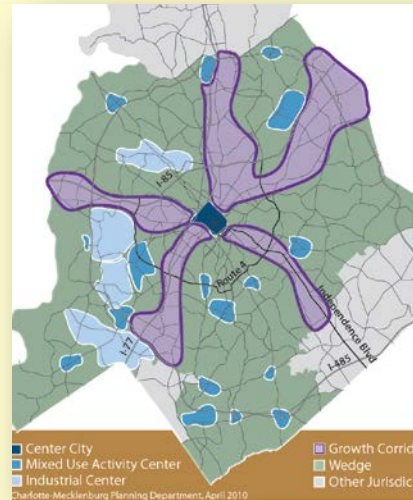
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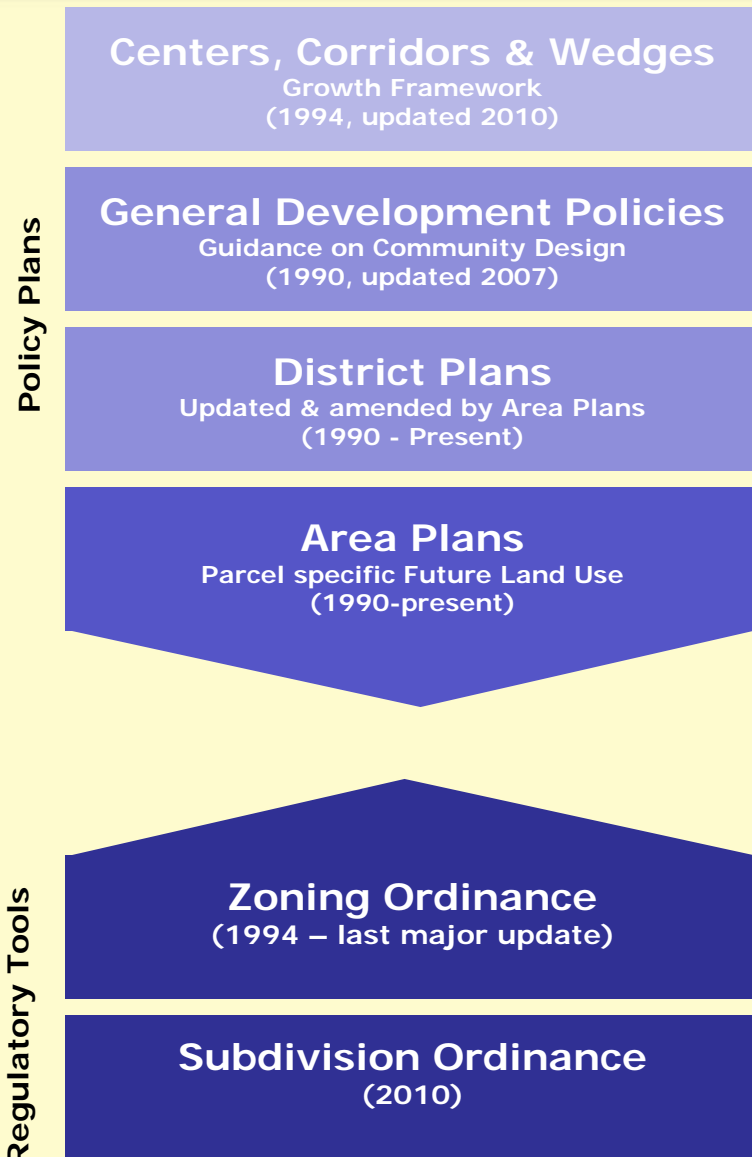
**Area Plans**  
Parcel specific Future Land Use  
(1990-present)

## Charlotte's "Comprehensive Plan"

Includes elements of a typical  
comprehensive plan but not in a  
single document!



# Strengthening The “Link” Between Policy & Regulation



## Area Plan and Zoning Assessment

- Stronger Integration with Community Investment
- More meaningful community engagement
- Strengthen linkage between land use character (policy) & zoning (regulation)

- Clearer, easy to use tool
- Increased emphasis on design
- New/modified districts to reflect maturing Community Vision

Strengthening the Link  
Between Policy & Regulation



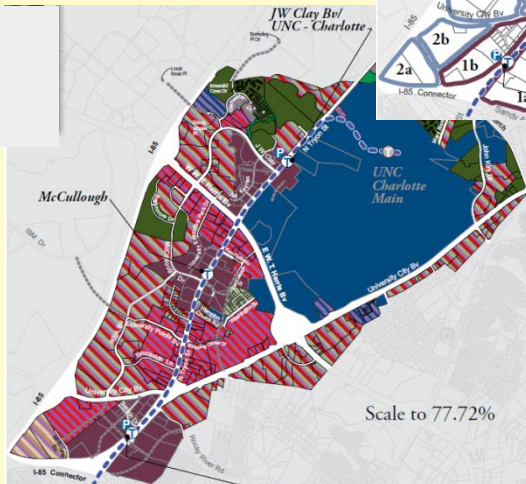
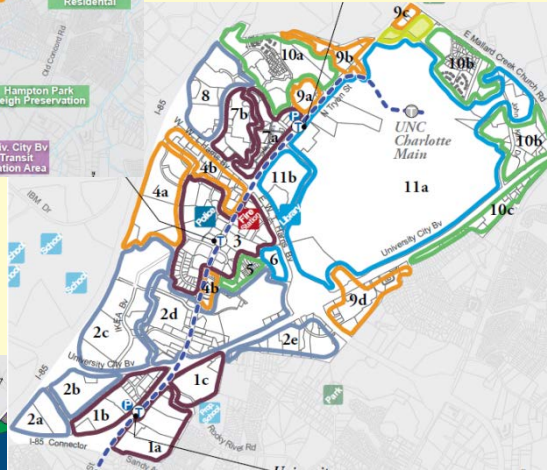
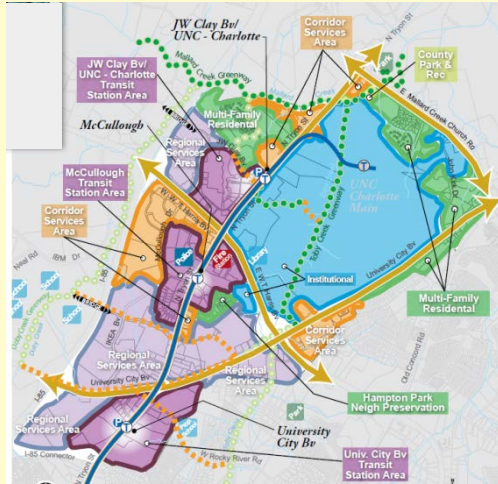


# Upcoming Planning Committee Work

- Blue Line Extension/University City Area Plan (4 transit stations)
- Revised Prosperity-Hucks Area Plan
- Mandatory Referrals
- Area Planning Assessment



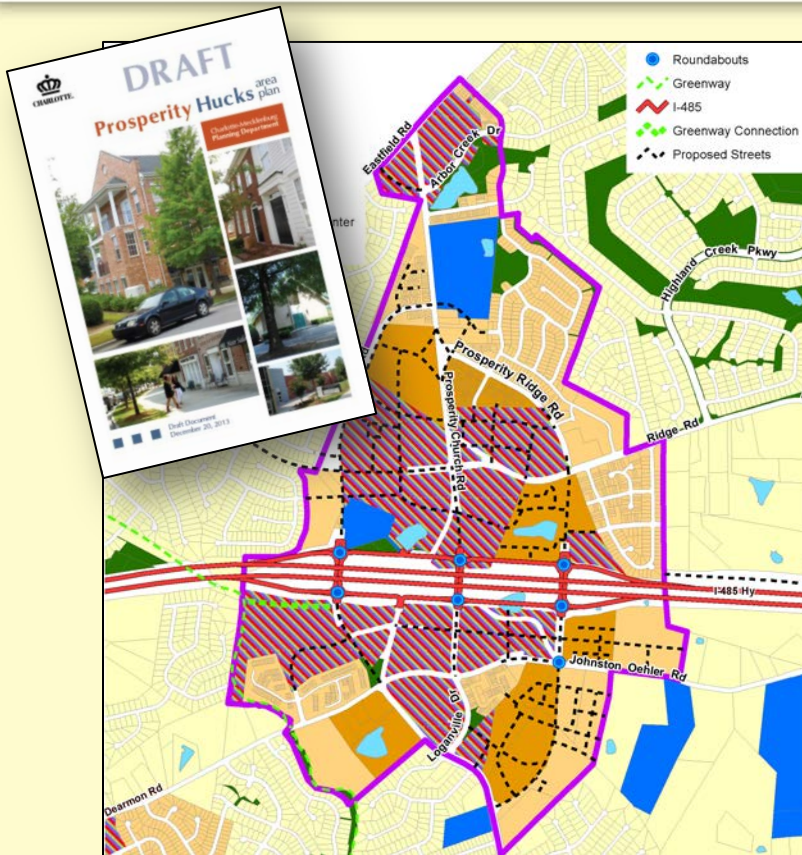
# Blue Line Extension/ University City Area Plan



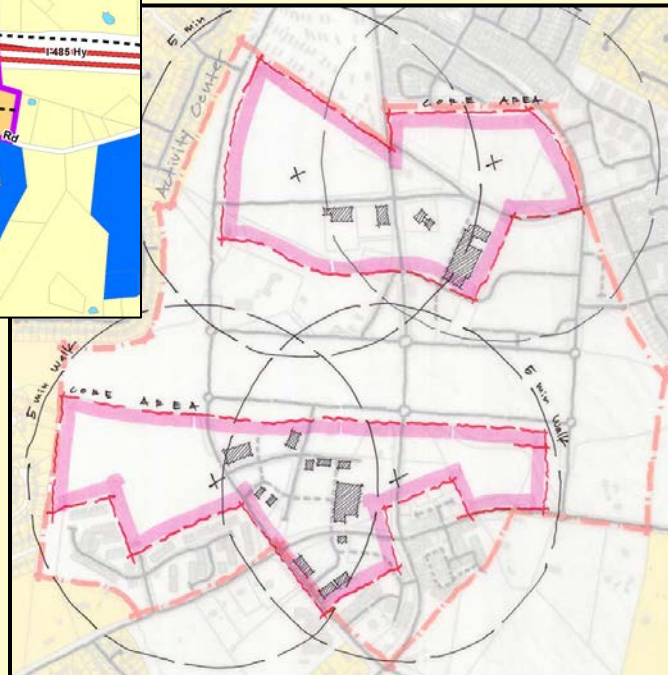
- Detailed look at unique character of subareas
- Focus on form of development and integration of mobility, land use, design and open space
- Heightened attention to implementation, especially zoning and capital investments
- New community engagement methods
- Next Step: Public Meeting



# Prosperity-Hucks Area Plan Revisions



- Clarifying language/messages
- Refining unique geographies
- Focus on form of development and integration of mobility, land use, design and open space
- Heightened attention to implementation, especially zoning and capital investments



- Current rezoning petition
- Recent & upcoming activities





# Prosperity-Hucks Schedule

## Community Dialog

### March

27<sup>th</sup> - Meeting @ Oehler Barn

### May

13<sup>th</sup> – Core Group meeting

21<sup>st</sup> – Core Group meeting

### June

11<sup>th</sup>-12<sup>th</sup> – Small Group Discussions

(6 meetings in small groups, totaling 70+ participants)

### August

5<sup>th</sup> – Core Group meeting

20<sup>th</sup> – Core Group meeting

### September

3<sup>rd</sup> – Core Group meeting

**16-17<sup>th</sup> – Small Group Work Sessions**

**23<sup>rd</sup> – Public Summary Review**

## Next Steps: Refine & Adopt Plan

### September-October

- Community work sessions & meetings
- Recommendations

### November-December

- Update Draft Plan
- Begin review & adoption process

### January-March

- Complete public hearing & Council adoption process



## Assessment Strategies for Improvements

### Process

Shorten  
Process

Use a Variety of  
Engagement  
Tools

Establish  
Ongoing  
Engagement

Clarify Partner  
Roles

### Products

Ensure  
Consistency

Add Dynamic/  
Interactive  
Features

Make More User  
Friendly/  
Visual

Add Variety of  
Product Types

### Implemen- tation

Strengthen Link  
Between Plans  
and Zoning

Clarify Plan and  
Rezoning  
Consistency

Strengthen Link  
with Capital  
Planning

Better Track/  
Communicate  
Implementation

- **Mandatory Referrals**
  - 12 for September
- **Area Planning Assessment**
  - 5 SWOT Sessions
  - 2 Focus Groups
  - World Café
  - Next Steps: Incorporate in Work Program and Follow-up with Community and Commission





# Upcoming Zoning Committee Work



## Rezoning Cases

## Text Amendments

- Transit Oriented Development Districts
- Floor Area Ratio for Institutional Uses
- Cell Towers
- Mobile Vendors
- Other Minor Amendments

## Administrative Amendment - Appeal

## **Transit Oriented Development Districts**

- Update to “raise the bar” on standards, with a focus on design

## **Floor Area Ratio for Institutional Uses**

- Confirm regulations that exempt parking decks for institutional uses from floor area ratio calculations, when in single family and multi-family districts

## **Cell Towers**

- Update standards to address changes in technology and provide more location options

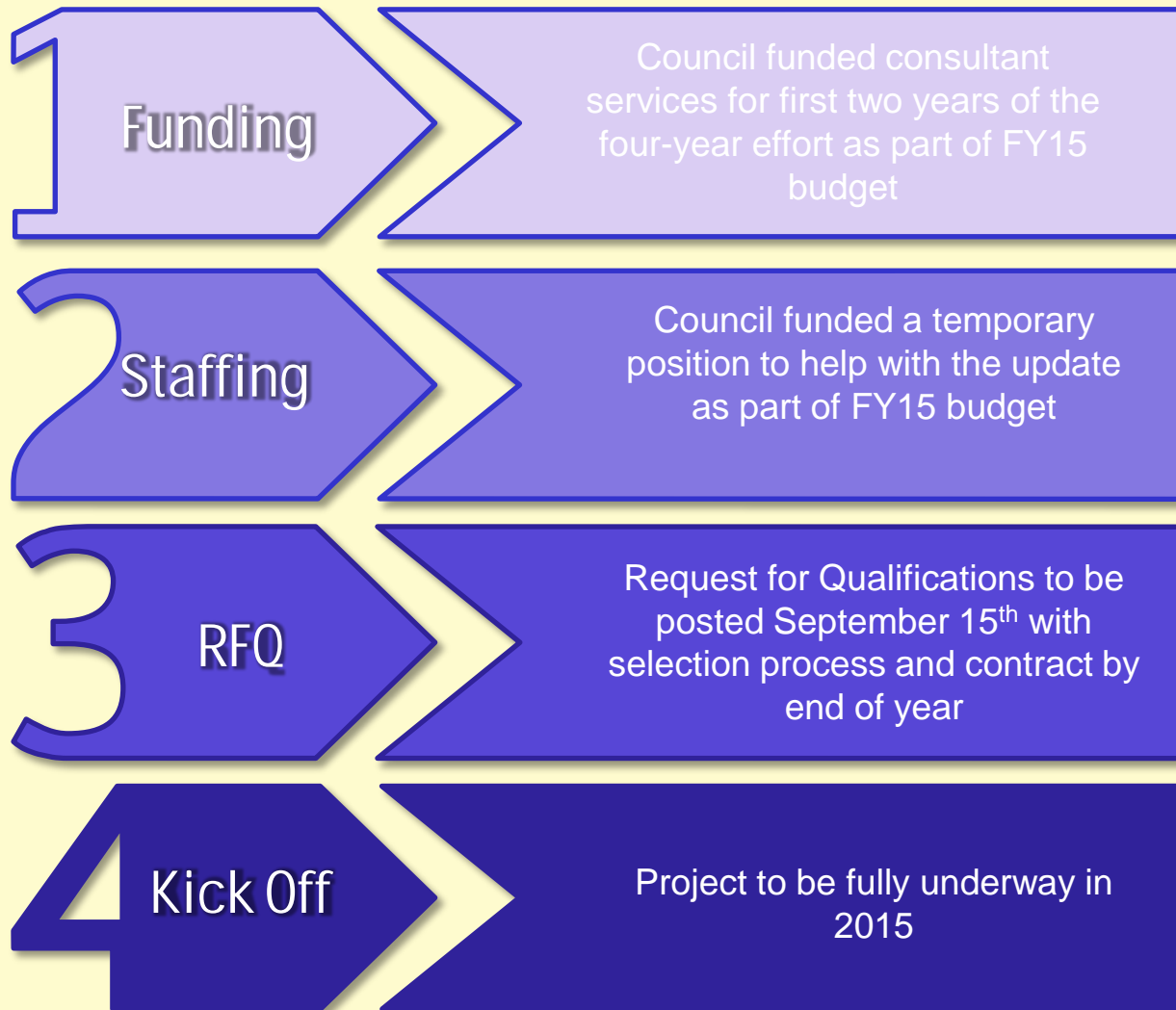
## **Mobile Vendors**

- Consolidate regulations for mobile vendors – updating standards for mobile food trucks and developing standards for new uses such as mobile grocers



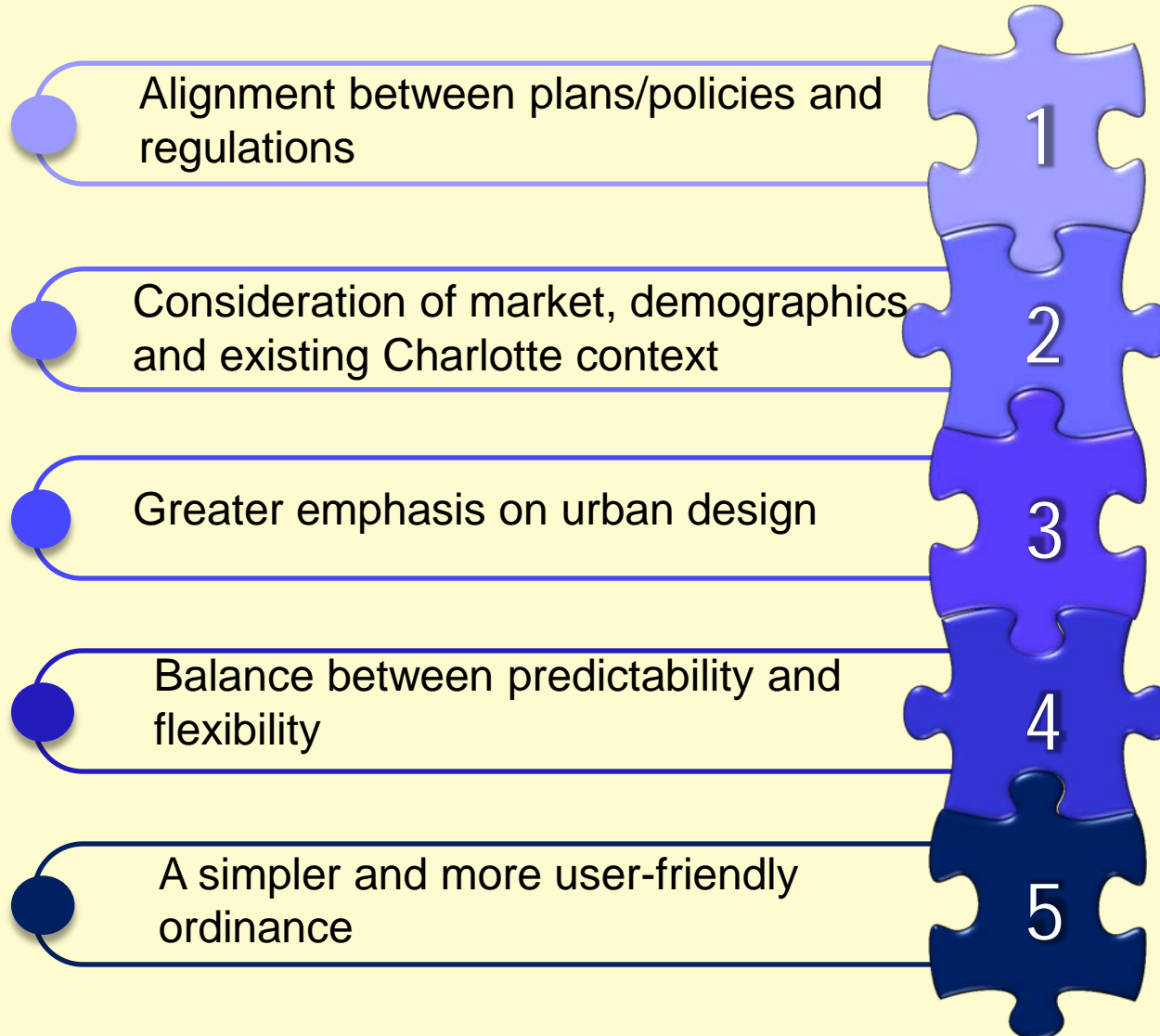


# Comprehensive Zoning Ordinance Update



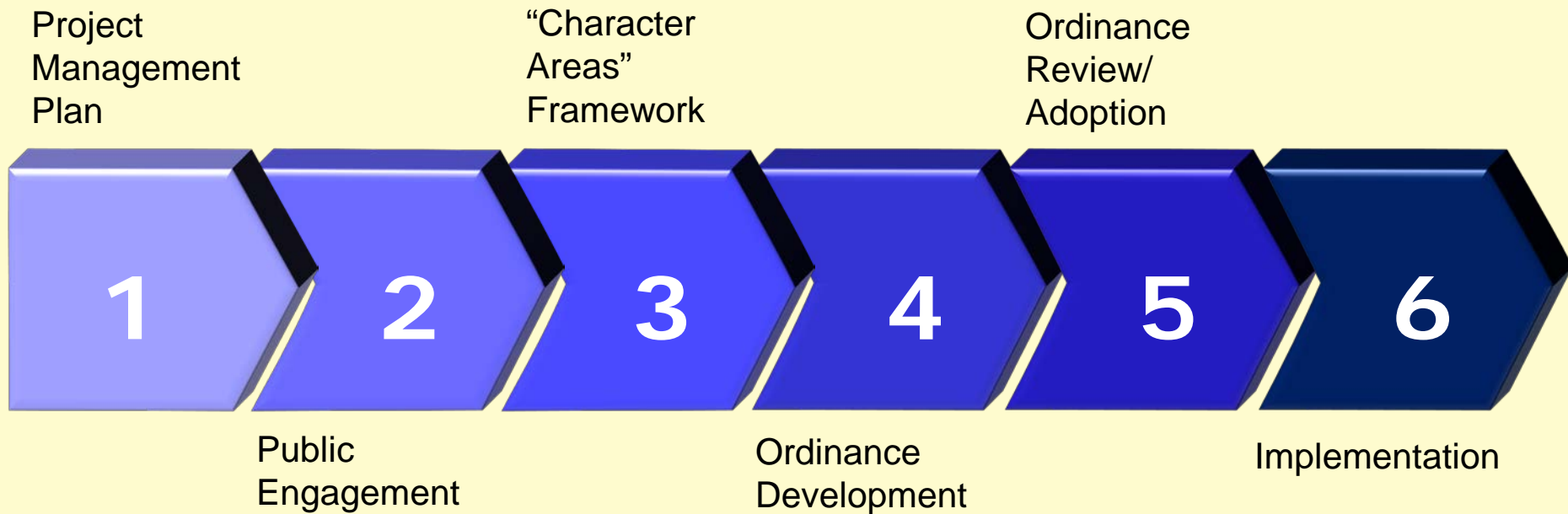
Project Status

# Upcoming Full Commission Work – Zoning Ordinance Update



## Project Goals

# Key Elements of Update Process





# Upcoming Full Commission Work – Zoning Ordinance Update



