



Planning Charlotte's Future

Planning Commission

June 6, 2016



Livable city

Vibrant economy

Thriving natural environment

Diverse population

***Choices for housing, education,
employment***

Safe & attractive neighborhoods

Citizen involvement

Charlotte will continue to be one of the most livable cities in the country, with a vibrant economy, a thriving natural environment, a diverse population and a cosmopolitan outlook. Charlotteans will enjoy a range of choices for housing, transportation, education, entertainment and employment. Safe and attractive neighborhoods will continue to be central to the City's identity and citizen involvement key to its vitality.

Activity Centers

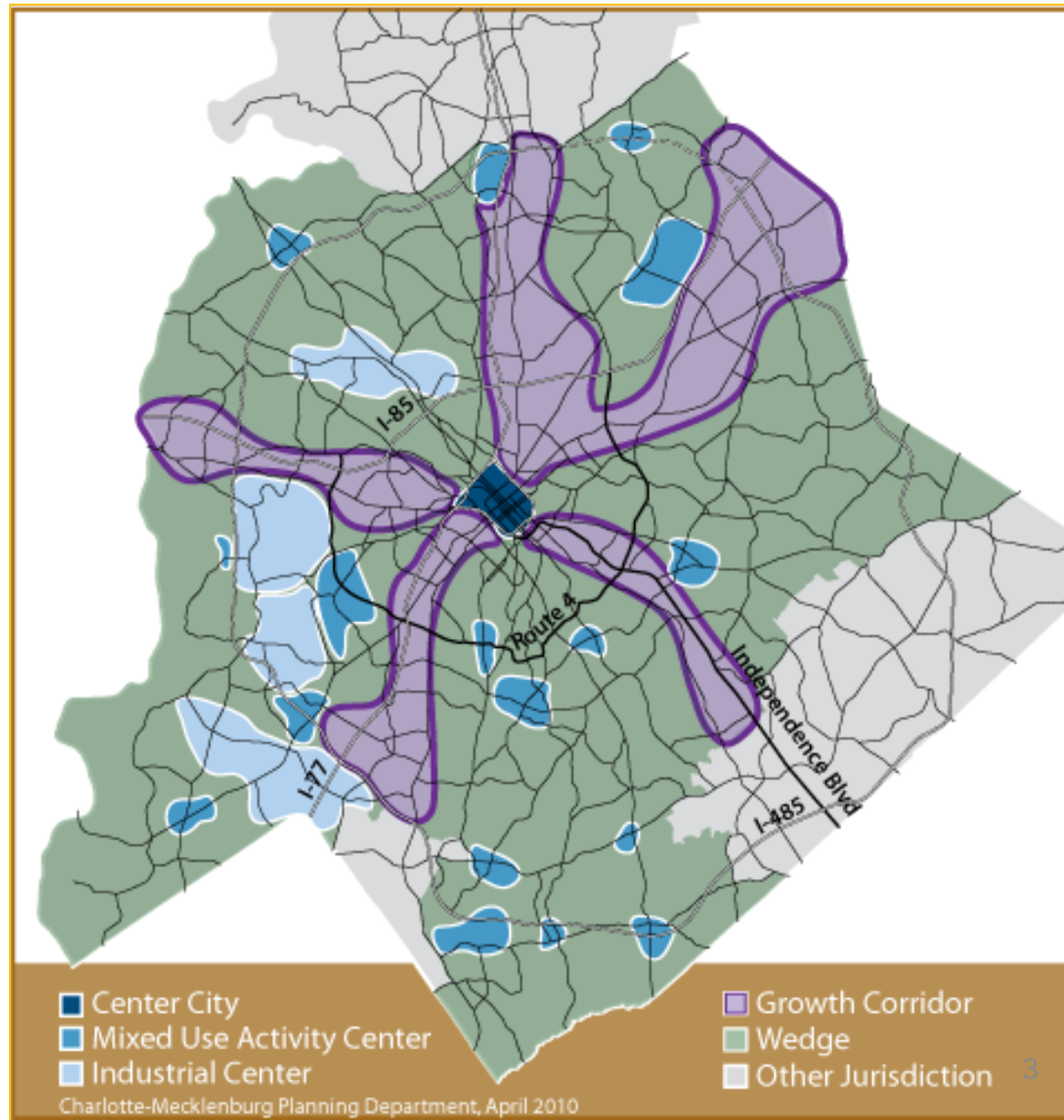
are generally appropriate for new growth,
with generally increased intensity of
development.

Growth Corridors

are priority locations for new growth, but
may include specific neighborhoods
for preservation.

Wedges

are predominantly low density residential
with limited higher density housing
and neighborhood serving
commercial uses.





Place-Based Ordinance Foundation

Community Character Manual (CCM)



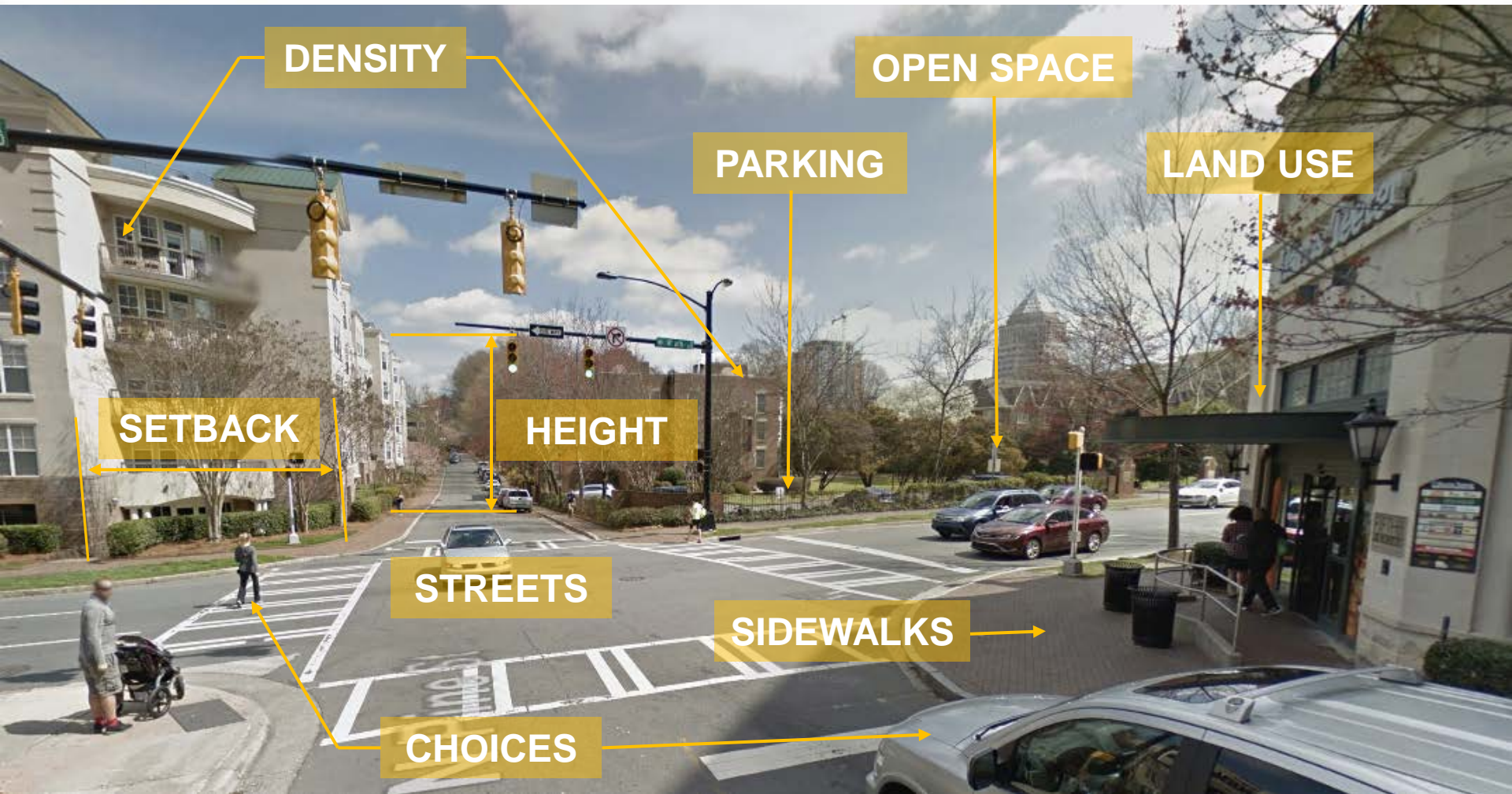
- Place-types will function as the foundation for zoning districts
- Place types reinforce existing quality & character and/or facilitate change where desired
- Place types established by the CCM will provide clear link to Zoning Map
- Each place type may result in multiple zoning districts

Place Types:

What will they do?

- Foundation for updated Development Ordinance
- Fills Policy and Land Use gaps
- Establishes a common language and vision for future area plans

What makes a “place”?





Airport



Civic/Medical/Institutional



Highway Commercial



Industrial



Metropolitan Center



Civic/Medical/Institutional



Neighborhood Commercial



Medium Density Residential



Suburban Commercial/Office



Transit Oriented Development



Mixed Residential



Recreational Open Space



Preserved Open Space



Regional Employment

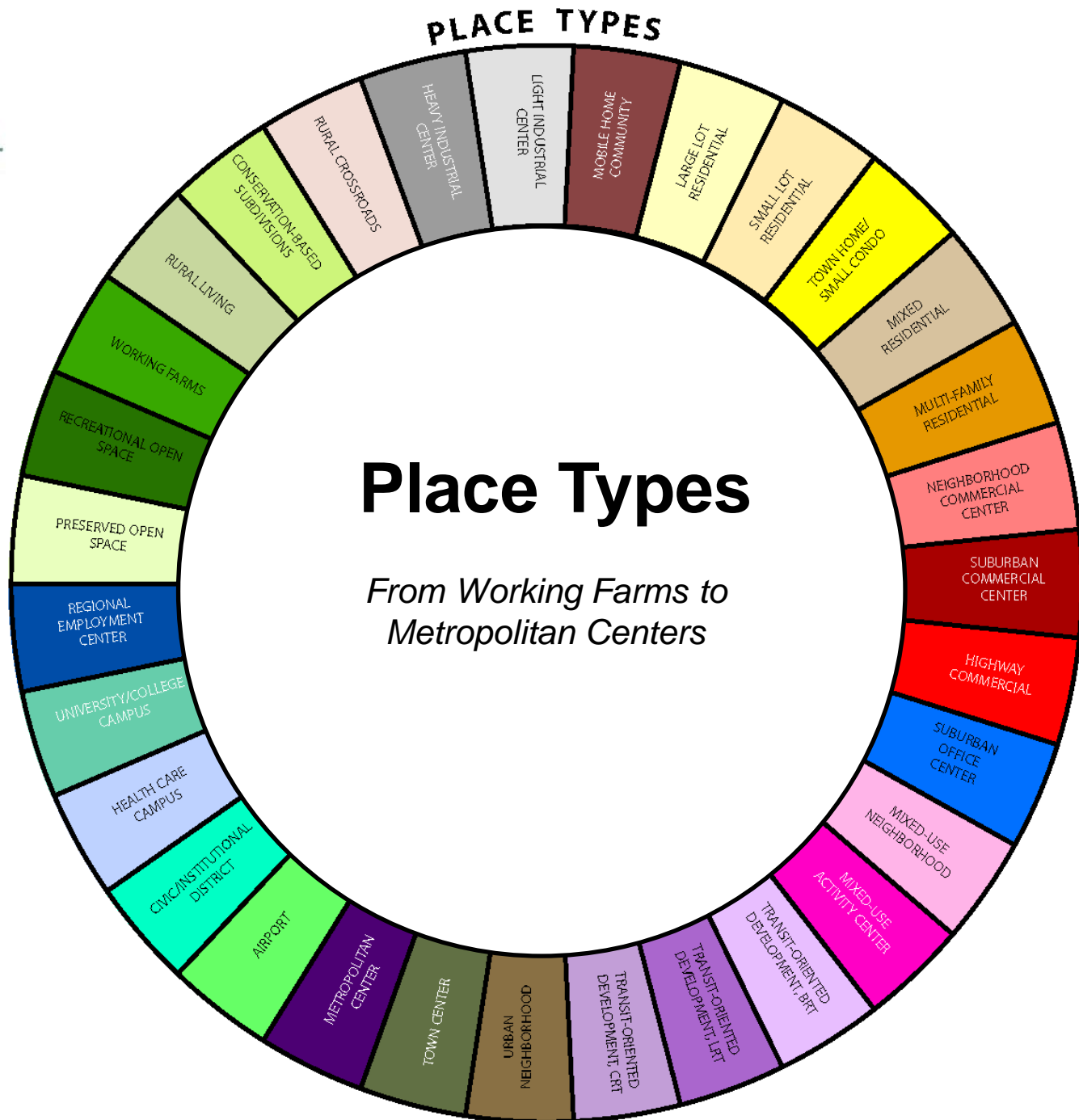


Mixed Use Neighborhood



Single Family Residential

Charlotte Places?



CHARLOTTE PLACE TYPE SELECTION

Step 1: Eliminate CONNECT Place Types not applicable to Charlotte.

1. Working Farm
2. Rural Living
3. Rural Crossroads
4. Mobile Home Community
5. Urban Neighborhood
6. Town Center

Step 2: Refine CONNECT Place Types classifications.

**RECREATIONAL
OPEN SPACE**

**PRESERVED
OPEN SPACE**

**REGIONAL
EMPLOYMENT CENTER**

University/College Campus +
Health Care Campus +
Civic/Institutional District =
**CIVIC/HEALTH/UNIVERSITY
CAMPUS**

UPTOWN CENTER

Airport included in
HEAVY INDUSTRIAL

Transit Oriented Development
included in other districts such as
MIXED RESIDENTIAL, NEIGHBORHOOD COMMERCIAL CENTER, UPTOWN CENTER

**CONSERVATION-BASED
SUBDIVISION**

HEAVY INDUSTRIAL

LIGHT INDUSTRIAL

Large Lot Residential +
Small Lot Residential =
SINGLE FAMILY RESIDENTIAL

Townhome/Small Condo +
Mixed Residential +
Mutli-Family Residential =
MIXED RESIDENTIAL

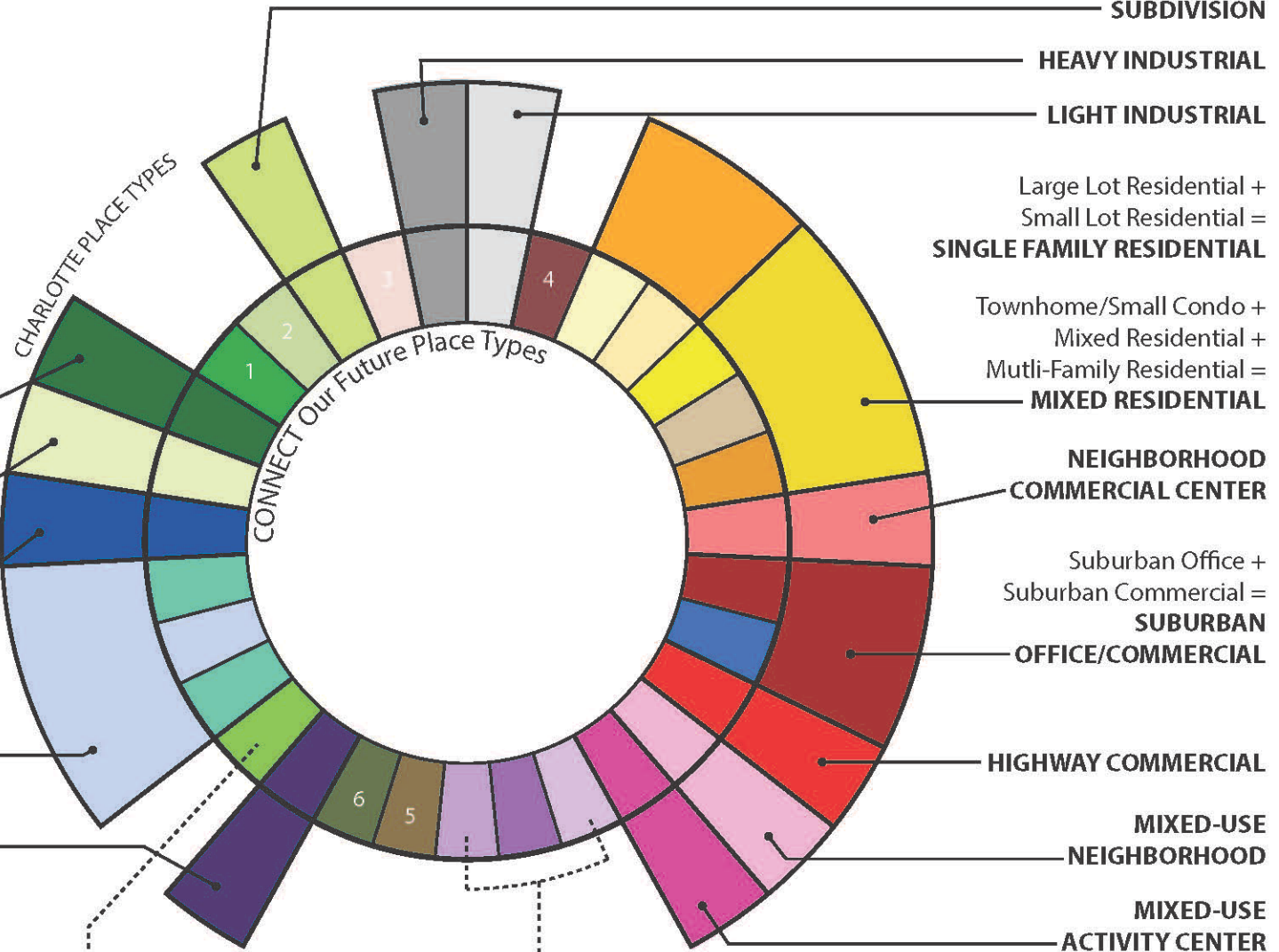
**NEIGHBORHOOD
COMMERCIAL CENTER**

Suburban Office +
Suburban Commercial =
**SUBURBAN
OFFICE/COMMERCIAL**

HIGHWAY COMMERCIAL
















**MIXED-USE
NEIGHBORHOOD**

**MIXED-USE
ACTIVITY CENTER**



Place Types

Place Types: Palette

OPEN SPACE		Preserved Open Space - McDowell Nature Preserve, Cemeteries
		Recreational Open Space – Public Only: Park Road Park
NEIGHBORHOOD		Conservation Based Subdivision – Sanctuary
		Single Family Residential - Hidden Valley, Myers Park, Country Club Heights, Ballantyne, Highland Creek
		Mixed Residential – Mix of housing types, typically along collector streets/corridors: Blakeney, Plaza Midwood, Prosperity Village, Arcadia, Citi Side
SUBURBAN		Neighborhood Commercial Center – Low intensity, smaller scale buildings, walkable: Colony & Rea, Farm Pond/Four Seasons, Robinson Farms
		Suburban Commercial/Office Center – Auto-oriented, lack of place-making elements, neighborhood serving: Callibridge Court, Ikea/Belgate, Vanguard Ctr. On Tyvola, Executive Ctr. Drive
		Highway Commercial – No relation to other sites/uses , stripped out, regional serving: Independence Blvd.
URBAN		Mixed Use Neighborhood – Mix housing types, densities and services, and walkable (PED): Plaza Midwood East Blvd., Dilworth, Wesley Heights, Selwyn
		Mixed Use Activity Center – Broad, economic, entertainment, vertical mix: South Park, Ballantyne, Metropolitan, Arboretum, North Lake, University Place, AYrsley
		Metropolitan Center – Uptown
SPECIAL		Civic/Medical/Institutional Campus – JC Smith, Queens, UNCC, Novant, Presbyterian, Joint Communication Center
		Light Industrial Mixed Use - Arrowood Exec Park, Steele Creek Place, Shopton Ridge
		Heavy Industrial - Metromount, Intermodal, Siemens
		Regional Employment Center – University Research Park,



EXAMPLE

Place Type

VISION

Each place type includes a vision statement which outlines the community's aspirations for the area.

LAND USE



Each place type identifies primary and secondary land uses appropriate for the area. The uses are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

FORM & PATTERN

The form and pattern displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community identity important to distinguishing development in this category from in the city.



Density

The number of residential units permitted on one acre of land.



Building Height

The average prevailing height of buildings in the vicinity.



Build-to Line

The line at which a building facade is to occur on a lot.



Open Space

Non-buildable land reserved for active or passive recreation.



Transportation Choices

Requirements to accommodate different modes of transportation such as sidewalks for the pedestrian.



Parking

Appropriate location for any required parking.



Vision

Primary Land Uses

Secondary Land Uses

Form & Pattern

+ Orientation

+ Maximum Building Length

+ Tree Canopy/
Preservation

Form & Pattern

General Development Pattern	Mix of Uses
Site Efficiency Factor	80-90%
Typical Lot Coverage	35-60%
Residential Density	4-20 D.U.'s ¹ /Acre
Non-Residential Intensity	0.50-1.50 FAR ²
Prevailing Building Height	1-4 Stories
Average Dwelling Unit Size	1,000-3,000 SF³
Average Non-Residential Building Size	8,000-50,000 SF ³
Transportation Choices	Auto, Walking, Bicycle, Transit (Bus/ Rail)
Typical Block Length	300-1,200 LF ⁴
Setback or Build-To Line	Build to Line Requirement
Open Space Elements	Pocket Parks, Public Plazas, Amphitheater
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Formal On-Street Parking/ Shared Parking Agreements
Typical Street Cross Section	Suburban/Urban
General Water Usage (per unit/SF)	225/0.039 GPD
General Sewer Usage (per unit/SF)	200/0.034 GPD

Where Am I?

1 million sf Suburban Mall



Tree lined streets with
Office, Retail and Residential

Place Type	Land Uses	Form and Pattern																	
		Typical Lot Coverage	Residential Density	Non-Residential Intensity (FAR)	Building Types	Prevailing Building Height	Average No. Residential Building Size	Transportation Choices	Local Street Length	Maximum Building Length	Tree canopy cover	Open Space	Street Connectivity	Parking Provisions	Typical Street Cross Sections	Transitions	Zoning Districts		
Conservation-Based Subdivision																			
Single Family Residential	(PLU) Single Family Residential (SLU) Religious Institutions, Schools, Parks, Recreational Facilities, Daycares		Up to 8 DUA		SF Detached, SF Attached, Accessory Dwelling Unit, Duplex	1 - 3 stories		Activate Street fronting façade (aka no blank walls)	walk, bike, car, transit	600' max (subdivision ord)	Setback	NA	Tree save	active/passive parks, natural areas, greenways, gardens, recreation centers (language about connecting to greenway every x feet)			Private and Shared driveways, On street parking, alley loaded	Local Res (Sub)	
Mixed Residential	(PLU) Single Family Residential, multi-family residential, (SLU) Religious Institutions, Schools, Parks, Recreational Facilities, Daycares, Neighborhood Serving Commercial (Corner Store)		Up to 22 DUA		Sf Detached, SF Attached, Accessory Dwelling Unit, Duplex, Quadrplex, Apartments, Assisted Living (include definition)	1 - 3 stories	Commercial limited to ~2,000 sq. ft.,	Activate Street fronting façade (aka no blank walls)	walk, bike, car, transit	500 - 600' max (sub ord)	Setback	75 - 100'	Tree save	active/passive parks, natural areas, greenways, gardens, recreation centers (language about connecting to greenway every x feet)			private and shared driveways, on street parking, rear parking	Local Res (Sub)	
Align Form + Pattern with Existing Policy																			

Form + Pattern Elements

Place Type

Align Form + Pattern with Existing Policy

- Centers, Corridors + Wedges
- General Development Policy
- Area Plans

Place Types: CONNECT vs Future Land Use

Proposed Land Use

Adopted Land Use

Legend:

Single Family <= 1 DUA	Residential	Institutional - Medical	Warehouse/Distribution	SF/MF Inst/Office/Retail	Residential/Office/Retail
Single Family <= 2 DUA	Residential <= 1 DUA	Institutional - Church	Industrial	MF/Greenway	Residential/Retail
Single Family <= 3 DUA	Residential <= 4 DUA	Research	Light Industrial	MF/Open Space	Research/Office/Retail
Single Family <= 4 DUA	Residential <= 5 DUA	Office	Heavy Industrial	MF/Office	Institutional/Park
Single Family <= 5 DUA	Residential <= 6 DUA	Office/Business Park	Single Family / Multi-Family	MF/Research	Institutional/Office
Single Family <= 6 DUA	Residential <= 8 DUA	Office/Business Park/Research	SF/MF <= 6 DUA	MF/Inst/Office/Retail	Institutional/Retail
Single Family <= 8 DUA	Residential <= 9 DUA	Office/Business Park/Light Industrial	SF/Office	MF/Retail	Institutional/Office/Retail
Mobile Home	Residential <= 12 DUA	Office/Business Park/Industrial	SF/MF/Office	MF/Inst/Office	Office/Retail
Multi-Family	Residential <= 17 DUA	Transit Oriented - Residential	SF/MF/Industrial	MF/Office/Retail	Office/Warehouse
Multi-Family <= 8 DUA	Residential <= 22 DUA	Transit Oriented - Employment	SF/MF/Inst/Office	MF->12 DUA/Office/Retail	Office/Industrial
Multi-Family <= 12 DUA	Park/Open Space	Transit Oriented - Mixed	SF/MF/Retail	MF/Inst/Office/Office	Office/Industrial/Light Industrial
Multi-Family <= 22 DUA	Greenway	Retail	SF/Office/Retail	MF/Inst/Office/Retail	Office/Industrial-Warehouse-Distribution
Multi-Family <= 25 DUA	Private Recreation	Utility	SF/MF/Research/Retail	Residential/Office	Office/Retail/Ind-Ware-Dist
Multi-Family > 25 DUA	Institutional	Parking	SF/MF/Office/Retail	Residential <= 22 DUA/Office	Water

Public Input:

Education & input on community character and place-type framework

March – June 2016

- TAP Committee & Planning Commission updates
- **7** Public open house events
- **445** Participants

July – Dec 2016

- How the palette was developed
- Intent and general application
- Translation between adopted plans
- Methodology for identifying areas of change
- How place types work with UDO

Opportunity for Engagement

- Small group conversations + presentations
- Online Tools (mapping + commenting)

Jan – June 2017

- Complete final draft of Community Character Manual
- Update Place Type Map to reflect collaborative engagement efforts

Opportunity for Engagement

- District Workshops
- Online Tools

July-June 2018

Review & Adoption Process

Opportunity for Engagement

- Open Houses
- Online Tools

6 Months

Phase 1 & 2

Foundation & Approach

- Define approach & goals
- Define process and engagement plan
- Define the Community Character policy
- Establish the type and organization of Ordinance

Community Character Policy

- Create a policy foundation that links to new Ordinance.

18 Months

Phase 3

Draft Ordinance

- Develop Draft Ordinance
- Public & Stakeholder Engagement
- Technical Review

Community Character Review & Mapping

- Public & Stakeholder Engagement
- Mapping Review

DRAFT

TBD

Phase 4

Adoption

- Complete public review & adoption