



CHARLOTTE
CHARLOTTE-MECKLENBURG
PLANNING

Land Use Policy & Development Ordinance Update

Planning Committee
September 20, 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.

It's About Creating a Community of Great Places



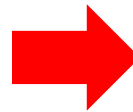
Policies & Plans

Centers, Corridors & Wedges
Growth Framework

General Development Policies
Guidance on Community Design

NEW

Community Character Manual
Place Types



Establish consistent terminology
(Place Types) to define the places we
are trying to create:

- Vision
- Land Use
- Form & pattern
(setback, height, density,
streetscape, etc.)

Area Plans
Parcel specific Future Land Use



Airport



Civic/Medical/Institutional



Highway Commercial



Industrial



Metropolitan Center



Transit-Oriented Development



Neighborhood Commercial



Cluster Based Subdivision



Suburban Commercial/Office



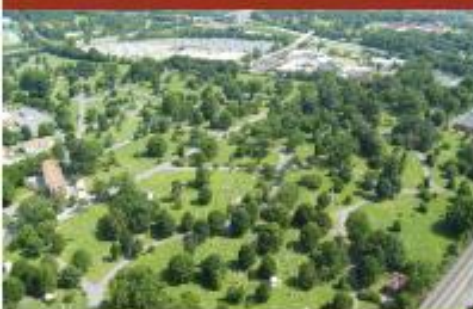
Regional Employment



Mixed Residential



Recreational Open Space



Preserved Open Space



Regional Employment



Mixed Use Neighborhood





Single Family Residential




Charlotte Places?

Place Types




OPEN SPACE

-  **Preserved Open Space** - McDowell Nature Preserve, Cemeteries
-  **Recreational Open Space** – Public Only: Park Road Park




NEIGHBORHOOD

-  **Conservation Based Neighborhood** – 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, neighborhood to regional serving: *Callibridge Court, Ikea/Belgate, Vanguard Ctr. On Tyvola, Executive Ctr. Drive*
-  **Commercial Corridor** – Linear between centers, limited direct relation to adjacent sites/uses: *Independence Blvd, Albemarle Rd, Freedom Drive.*

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*
-  **Uptown Center** – downtown central business district, possibly excluding 1st and 4th Wards

SPECIAL

-  **Civic/Medical/Institutional Campus** – *JC Smith, Queens, UNCC, Novant, Presbyterian, Joint Communication Center*
-  **Light Industrial Mixed Use** - *Arrowood Exec Park, Steele Creek Place*
-  **Heavy Industrial** - *Metromount, Intermodal, Siemens*



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.

CHAPTER X | PLACETYPES

neighborhood commercial center

land uses

Primary Uses:

- General Commercial
- Retail
- Office
- Mixed Use

Secondary Uses:

- Residential
- Institutional
- Farmers Market

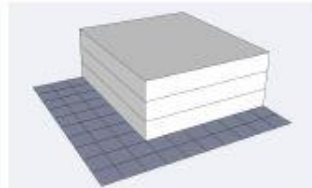
Mix of Uses:



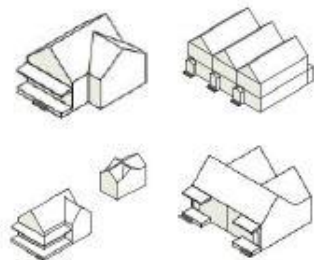
Small scale, neighborhood commercial centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of neighborhood commercial centers transitions effectively between residential and non-residential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some neighborhood commercial centers may include upper story residential and/or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access, circulation, etc. toward away from the neighborhood.

development intensity

	Center	Corridor	Wedge
Typical Lot Coverage	Moderate to High	Moderate to High	Moderate to High
Residential Density	15-22 DU/A	15-22 DU/A	10-15 DU/A
Number of Stories	N/A	N/A	1-3
Average Non-Residential Building Size	50,000 sq. ft. maximum	50,000 sq. ft. maximum	50,000 - 60,000 sq. ft. maximum



building types



- Low-rise Commercial/Office
- Mixed-use Building
- Townhomes
- Courtyard Flats

example areas

Colony Place at Colony & Rea Rd.
Four Seasons Plaza at Albemarle Rd. & Farm Pond Ln.
Shoppes at Davis Lake at WT Harris & Davis Lake Pkwy.
Atherton Mill and Market at South Blvd. & Tremont Av.

zoning districts

XX-X
XX-X
XX-X
XX-X

PARKING

- On-Street Parking
- Rear Parking

STREET TYPES

- Local Residential Narrow
- Local Residential Medium
- Local Residential Wide
- Local Office/Commercial Narrow
- Local Office/Commercial Wide
- Etc.

- Etc.
- Etc.
- Etc.
- Etc.

CHAPTER X | PLACETYPES

form & pattern

Orientation	Collector or Thoroughfare
Typical Block Length	600'
Setback or Build-to-Line	Setback
Maximum Building Length	75' - 100'
Tree Canopy/Conservation	Low
Street Connectivity	
Open Space Elements	<ul style="list-style-type: none"> • Pocket Park • Plaza



Neighborhood commercial centers are generally located adjacent to residential neighborhoods near major street intersections.

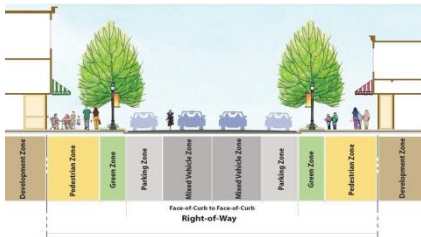
Street Design Expectations

Place Types Guide

Place Types				
Local Street Types				

*Local
Street
Matrix*

Local street cross-sections



Guidance for:

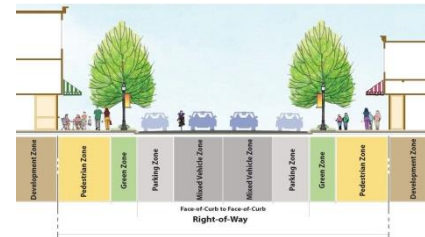
- Driveways (access management)
- Block Lengths (from USDG)
- Connectivity (intersection density)
- Signal Spacing (philosophy)
- Parking Location/Design
- Bike and ped facilities

UDO

PTG

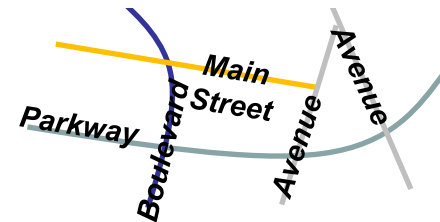
All that...

plus, **Arterial** street cross-sections



plus, **References*** to Street Map/Plan

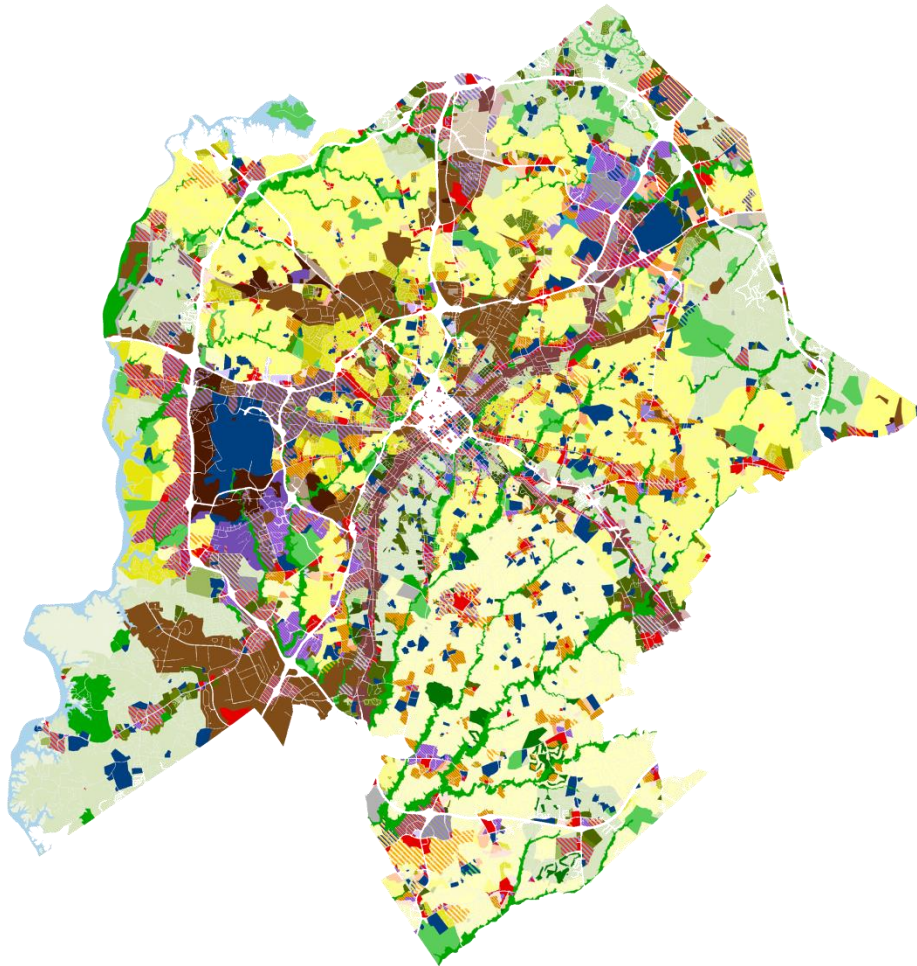
STREETS PLAN



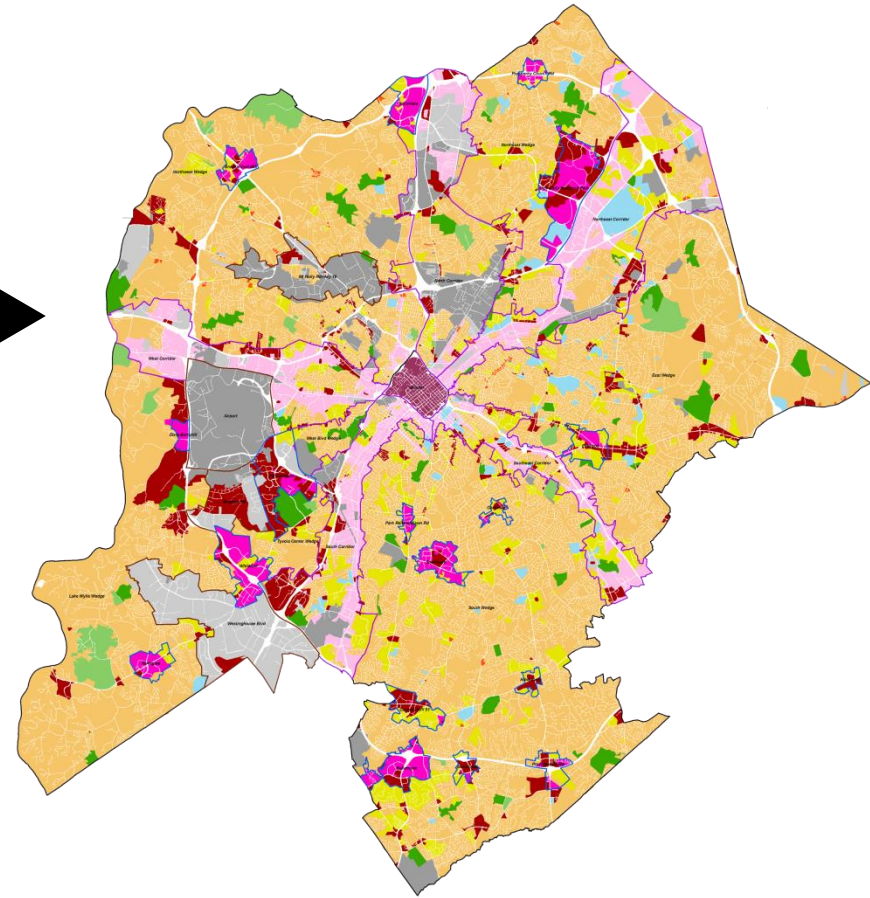
*** Requirements based on
Place Types and Street Map**

Mapping: Future Land Use ➔ Place Type

Adopted Future Land Use



Place Type



Qualifiers

Qualifiers

TBD



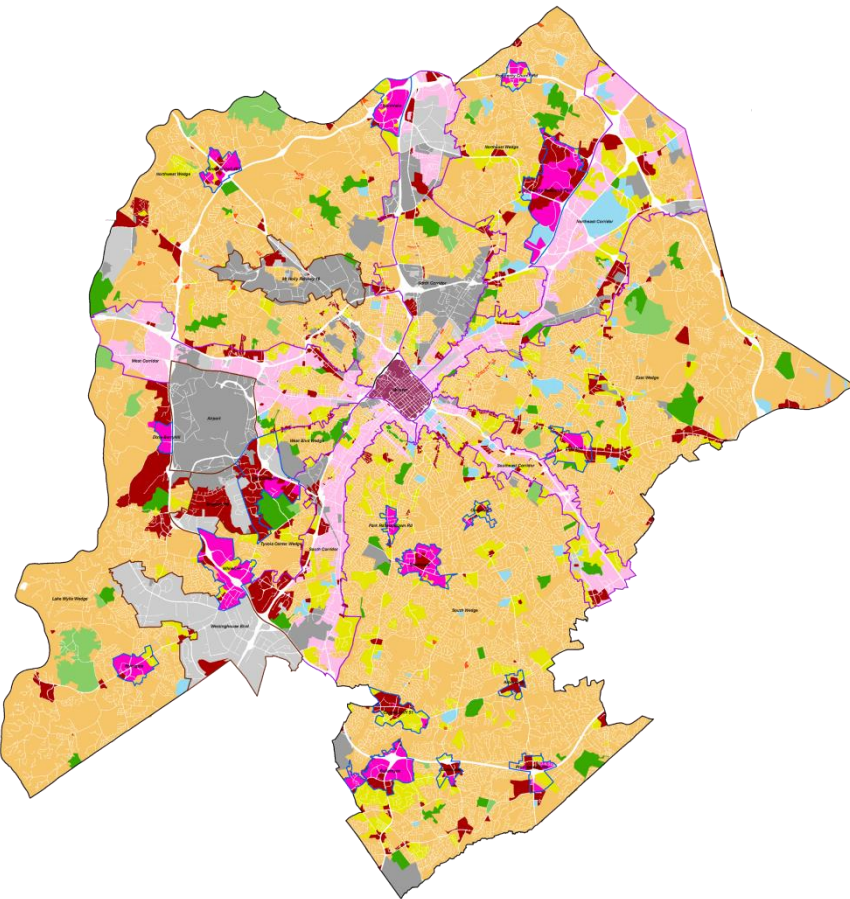
Qualifiers

Qualifiers

- Urban infill Zoning District
- Urban reuse Zoning District

Place Types + Character Tiers

Place Types



Centers:

Tier 1 = TBD

Tier 2 = TBD →

Tier 3 = TBD

Tier 4 = TBD

- *Intensity*
- *Size*
- *Proximity to Corridors*



Corridors:

Tier 1 = TBD →

Tier 2 = TBD

- *No. modes of transport.*
- *Ability to grow v. enhance*

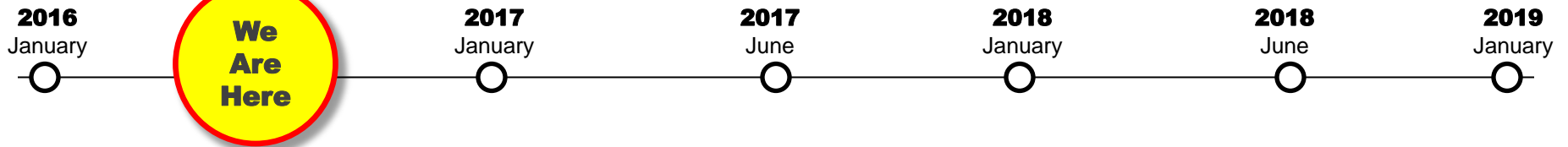
Wedges:

Tier 1 = TBD

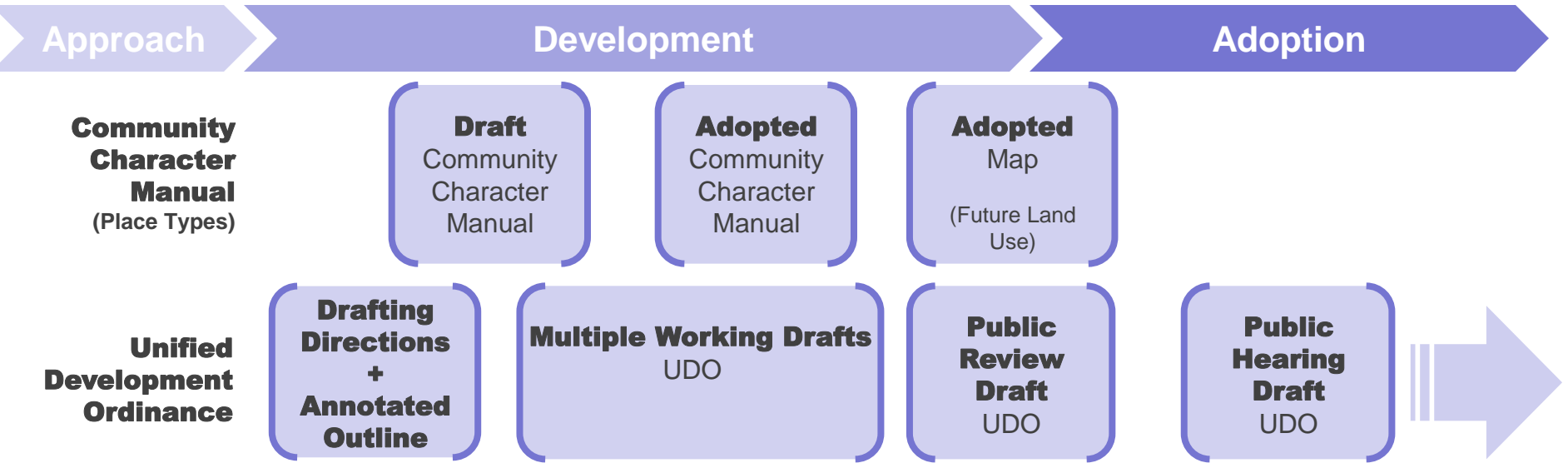
Tier 2 = TBD

Element	Corridor	T1 Center	T2 Center	T3 Center	Wedge
Connectivity	⊕ ←				→ ⊖
Transit Options	⊕ ←				→ ⊖
Lot Size	⊖ ←				→ ⊕
Lot Coverage	⊕ ←				→ ⊖
Height	⊕ ←				→ ⊖
Setback	⊖ ←				→ ⊕
Mix of Building Types	⊕ ←				→ ⊖

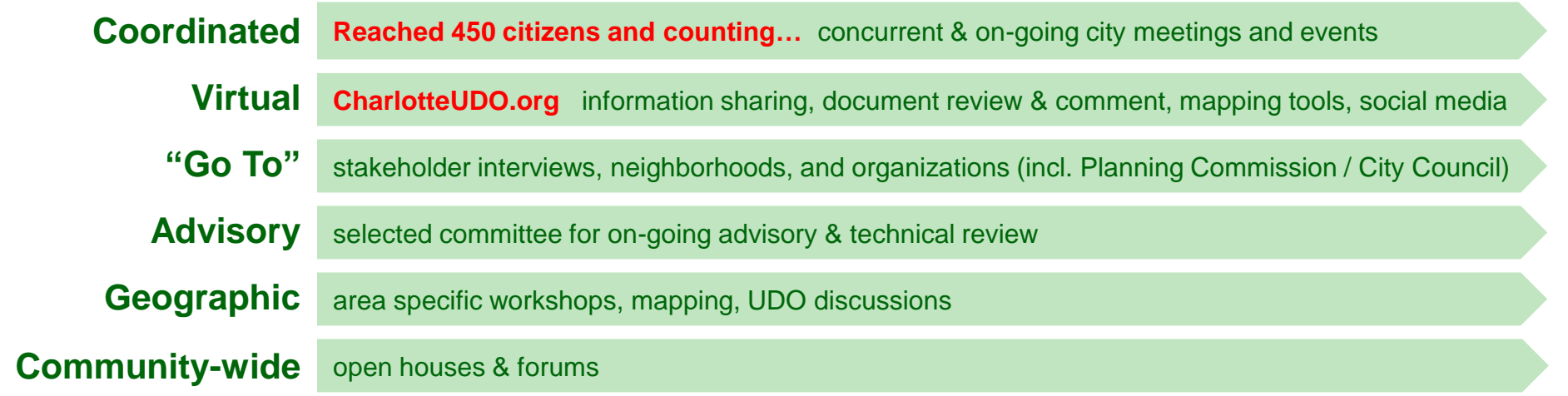
- **What is the objective of creating character tiers?**
 - Capture different character types (existing conditions)
 - Inform future zoning districts (levels of connectivity and intensity, form & pattern)



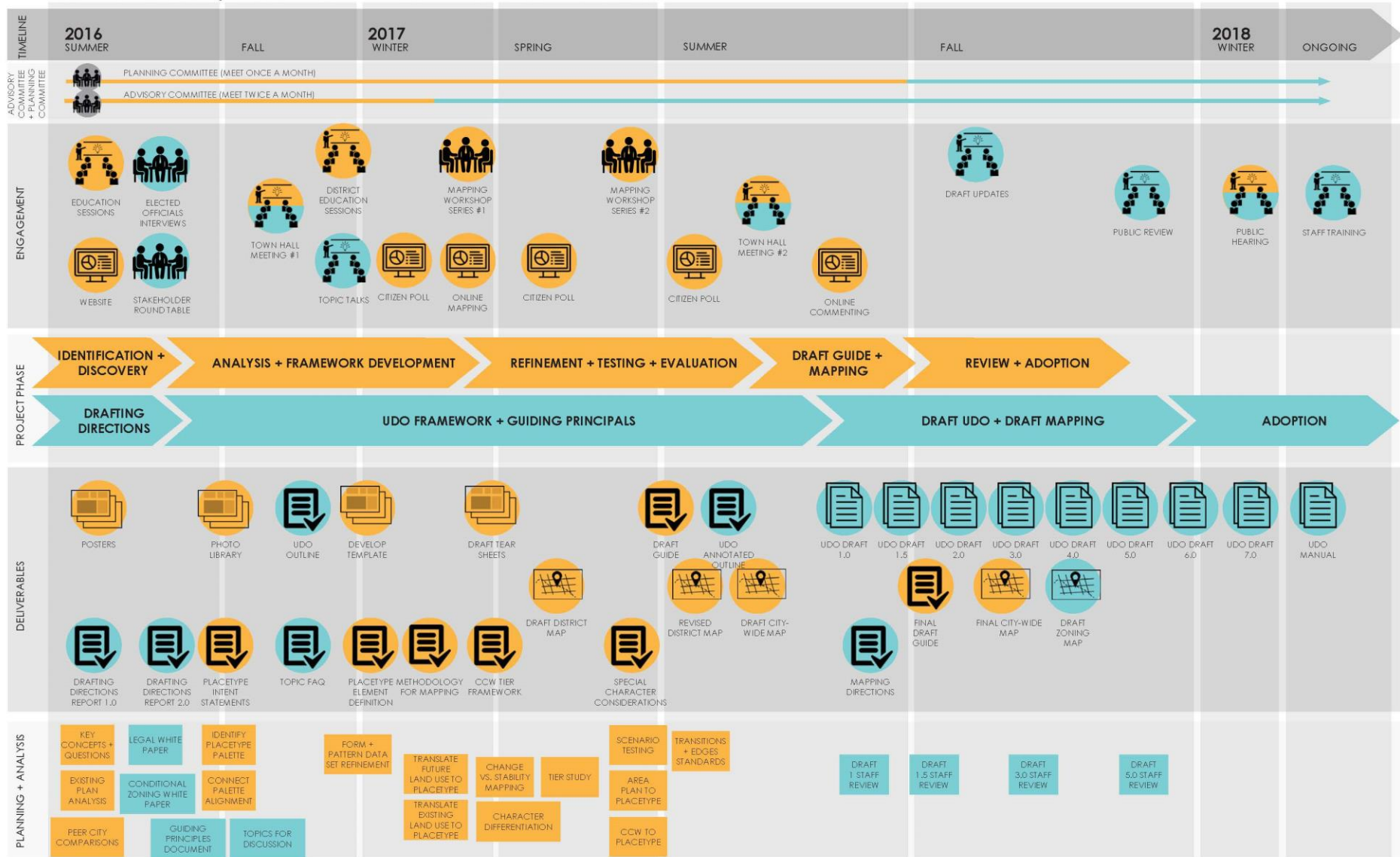
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Community Outreach



PLACETYPES | UNIFIED DEVELOPMENT ORDINANCE



CharlotteUDO.org