Land Use Policy & Development Ordinance Update

Planning Commission Retreat

September 14, 2016

Why?
Approach
Process
Roles & Outcomes

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.

Livable City Policy Statement

Develop a livable city where Charlotteans of all incomes can achieve, "a complete state of physical, mental and social well-being" through the design of neighborhoods, public infrastructure and open spaces, and through easy access to employment and housing choices.

Guiding Principles:

Create a state-of-the-art transportation system
that equally provides for the health and safety of pedestrians, bicyclists, transit riders, and motorists and is accessible to people of all ages and abilities;

Promote a mix of land uses
within a close proximity so that Charlotteans can live, work, play, shop and worship in a neighborhood without the need for an automobile;

Ensure access to affordable housing
by supporting the dispersal of a range of housing types throughout the city, so that the availability of transportation does not limit access to economic opportunity;

Build vibrant and activity-filled public streets and open spaces
that promote community engagement so that Charlotteans of all ages and abilities can participate in a public life;

Promote access to affordable and healthy/local foods
so that income and location don't limit dietary choices; and

Protect the Air We Breathe,
and the trees that filter it, while also shading us from the hot, southern sun.
Excerpt of World Health Organization definition of public health

Why a New Ordinance?

Our Development Ordinances do not adequately implement our vision for Charlotte as it grows

- Lacks clear vision of the community we want to create

- Amendments have created a Development Code that is difficult to use & understand

- Reliance on Conditional rezonings indicates that the current districts are inadequate

- Technical conflicts and inconsistencies between Ordinances

Goals

What we are trying
to achieve

Vision

Refine tools to support our community and economic development vision

Alignment

Ordinance(s) that are aligned to work in concert to implement adopted plans and policies

Predictability

Clear and predictable tools & process with standards that result in better development

Clarity

Simplify terms and create common language; understandable for all users

Approach

Approach

Land Use Policy & Development Ordinance Update

- **Placed-Based:**

  Align zoning districts with "Charlotte places" to implement the vision in our plans and policies

- **Hybrid:**

  Utilize zoning techniques (e.g., form-based and performance standards) based on the intent and needs of the district

- **Unified Development Ordinance:**

  Combine development ordinances in one place to create a streamlined process and user understanding

Land Use Policy & Development Ordinance Update

Policies & Plans

General Development Policies
Guidance on Community Design

Centers, Corridors & Wedges
Growth Framework

NEW

Community Character Manual
Place Types

Area Plans
Parcel specific Future Land Use

Regulations & Ordinances

Zoning Ordinance

Subdivision
(Chapter 20)

Tree
(Chapter 21)

Streets & Sidewalks
(Chapter 19)

Post-Construction Stormwater
(Chapter 18)

Unified Development Ordinance
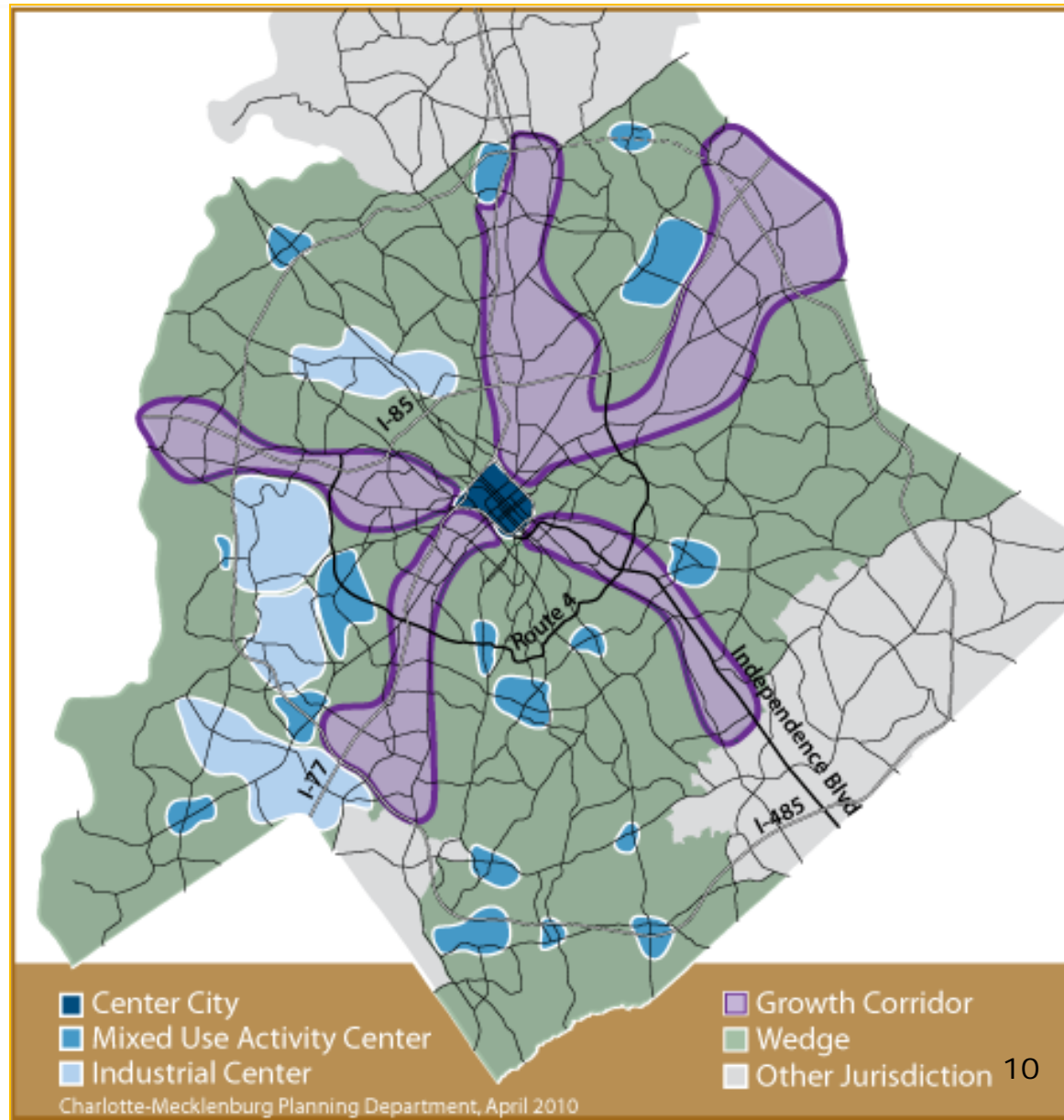
CHARLOTTE.

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.

Legend:
- Center City
- Mixed Use Activity Center
- Industrial Center
- Growth Corridor
- Wedge
- Other Jurisdiction

Charlotte-Mecklenburg Planning Department, April 2010

10

Types of Plans

Elements of Place	CCW	GDP	Area Plans 1990-2007	Area Plans 2008-2011	Area Plans 2012- Present	Place Types
Vision	■	■	■	■	■	///
Land Use			■	■	■	///
Appropriate Density/ Intensity		■		■	■	///
Building Height					■	///
Building Types		■			■	///
Setbacks/ Build-to lines				■	■	///
Open Space Elements					■	///
Parking Provisions		■			■	///
Street Typologies				■	■	///
Specific Street Connections					■	
Other Infrastructure Projects					■	

Plans adopted 1990-2007
Plans adopted 2008-2011
Plans adopted 2012-2015
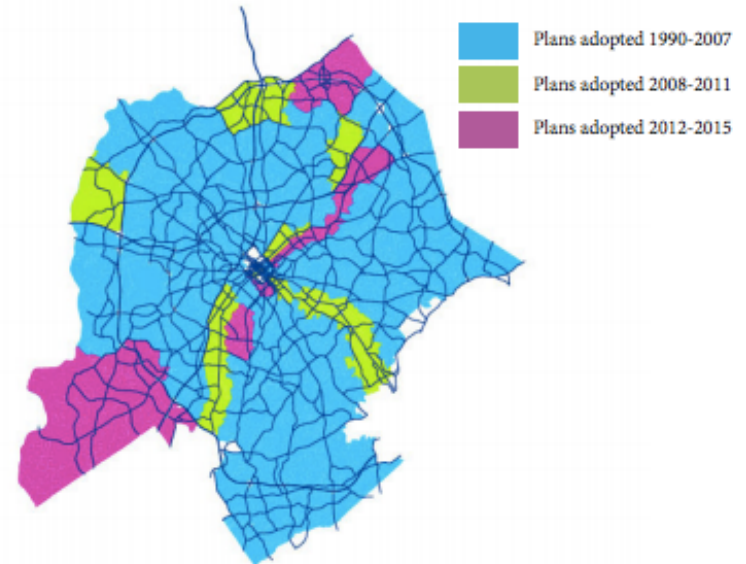
Evolution of Policy

- Content and format evolve to accommodate different standards, growth pressures, and opportunities of the time.
- Earlier plans (shown in blue) tended to cover larger areas and include less detail
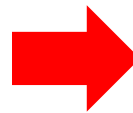- Newer plans (shown in green and pink) focus on smaller geographies but provide greater detail

Policies & Plans

Centers, Corridors & Wedges
Growth Framework

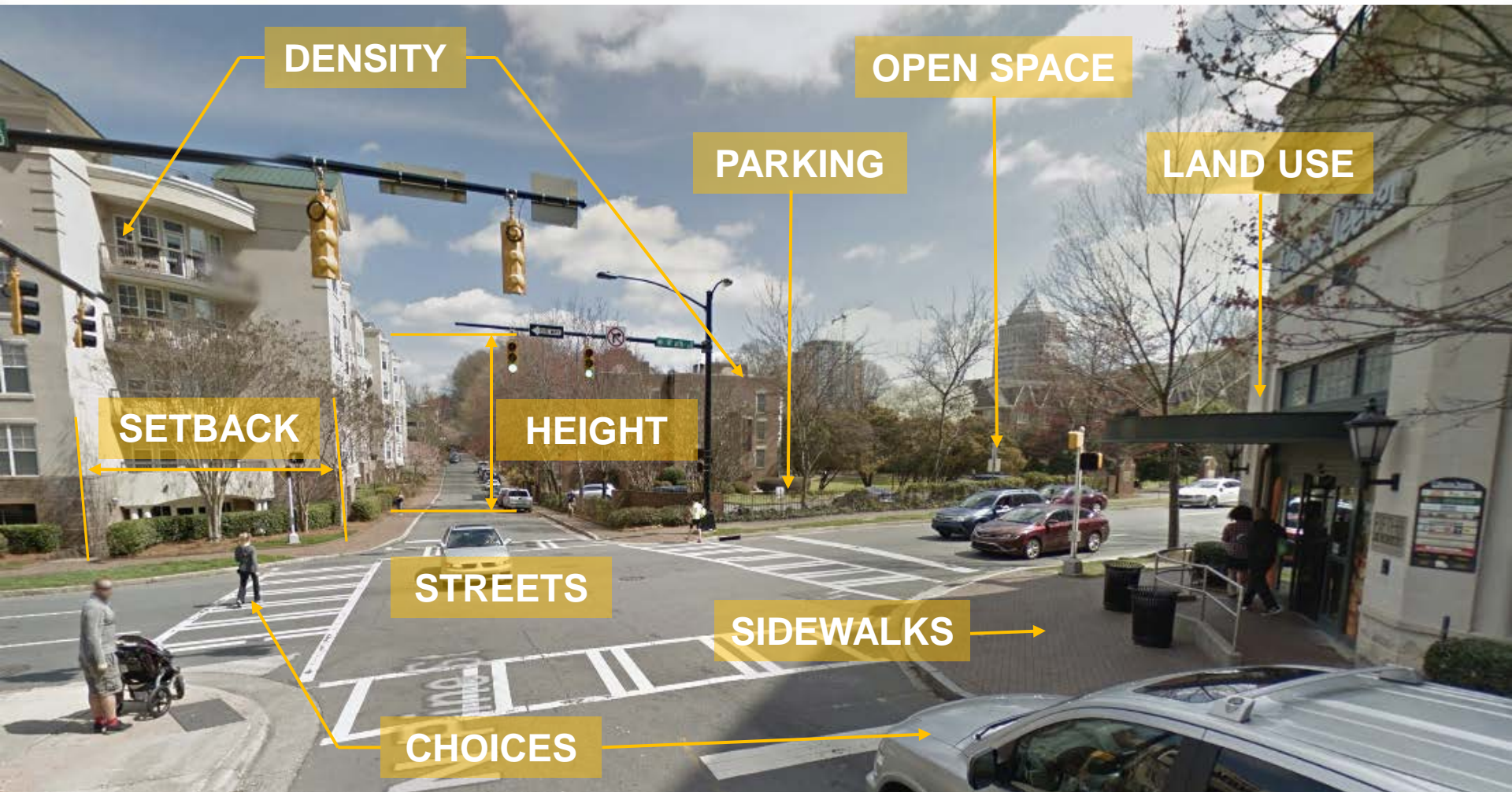**General Development Policies**
Guidance on Community Design

NEW

Community Character Manual
Place Types

Area Plans
Parcel specific Future Land Use

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

- Vision
- Land Use
- Form & pattern

  (setback, height, density, streetscape, etc.)

Charlotte Places?

Airport

Civic/Medical/Institutional

Highway Commercial

Industrial

Metropolitan Ce...

Neighborhood Commercial

...ion Based Subdivision

Suburban Commercial/Office

Tra... Oriented Development

Mixed Residential

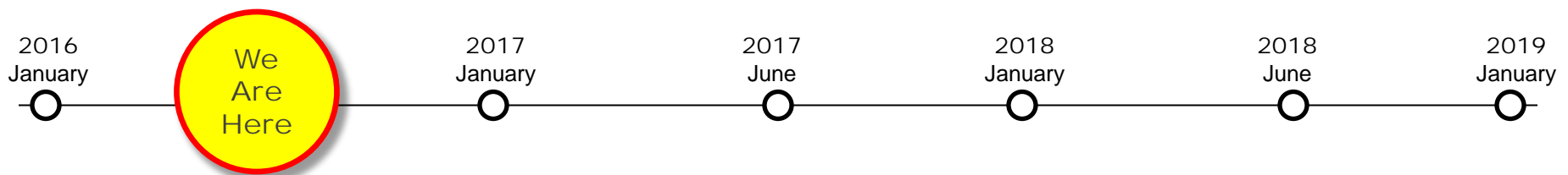Recreational Open Space

Preserved Open Space

Regional Employment

Mixed Use Neighborhood

Single Family Residential

14

Process

We Are Here

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Approach → **Development** → **Adoption**

Community Character Manual (Place Types)

Draft Community Character Manual	Adopted Community Character Manual	Adopted Map (Future Land Use)

Unified Development Ordinance

Drafting Directions + Annotated Outline	Multiple Working Drafts UDO	Public Review Draft UDO	Public Hearing Draft UDO

Community Outreach

Coordinated — **Reached 450 citizens and counting…** concurrent & on-going city meetings and events

Virtual — **CharlotteUDO.org** information sharing, document review & comment, mapping tools, social media

"Go To" — stakeholder interviews, neighborhoods, and organizations (incl. Planning Commission / City Council)

Advisory — selected committee for on-going advisory & technical review

Geographic — area specific workshops, mapping, UDO discussions

Community-wide — open houses & forums

Public & Stakeholder Engagement

Facilitating a wide range of engagement activities throughout the ordinance development, review and adoption process.

Key Components:

- City Council and Transportation and Planning Committee updates and discussions.

- Charlotte-Mecklenburg Planning Commission and other development related boards and commissions.

- Advisory Committee to provide technical review and guidance throughout the process.

- Community meetings, open houses, workshops, stakeholder interviews, and topic-specific forums.

- Interactive website for information sharing and public comment.

Ordinance Drafting & Development

Drafting, revising, and editing all technical documents in the development of a final UDO

Key Components:

- Developing an Annotated Outline of the UDO that lays out the structure, organization and key issues to be addressed.

- Drafting, reviewing and editing a series of UDO drafts for public review and comment.

- Preparing a final UDO for Council review and adoption.

Ordinance Adoption & Implementation

Providing technical support throughout the review and adoption process.

Key Components:

- Full adoption process for Unified Development Ordinance (UDO).

- Creating a UDO User Guide (for all users, including Council, Planning Commission, City staff, and the public).

- Conducting training sessions for staff, officials and the public to orient them to the newly adopted UDO.

Next Year's Outcomes & Commission Roles

Key Outcomes (2016/2017)

1. Draft Place Type Guide (new policy document) & Map

2. UDO Annotated Outline
- Initial/partial drafts of UDO components

Key Roles

City Council
- Key updates
- Adoption

Transportation & Planning Committee
- Periodic updates
- Makes recommendations to Council

Full Planning Commission
- Periodic updates
- Council dialog (quarterly)
- Key topic discussions?
- Makes recommendations to TAP Committee

Planning Committee
- Monthly dialog & in depth work sessions
- Reports/updates to full Commission
- Makes recommendations to Commission/Council

Ad Hoc Committee
- Still necessary?

Advisory Committee
- Monthly work sessions
- Outreach & communication
- Advisory to Staff & Commission

CharlotteUDO.org