Charlotte Place Types and **U**nified **D**evelopment **O**rdinance

Place Types Update

Planning Committee

June 20, 2017

- Discuss the full palette of Place Types in relation to the City's vision and guiding principles and the Commission's Livability Principles

- Report on Ordinance Advisory Committee discussions

- Share work on schedule and when Committee can expect to see more detail "sample" districts and public engagement plan

Vision
Policies & Plans

Charlotte Place Types

Defines the places we want to create...

Implementation
Regulations & Ordinances
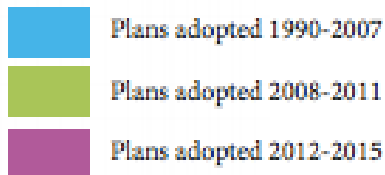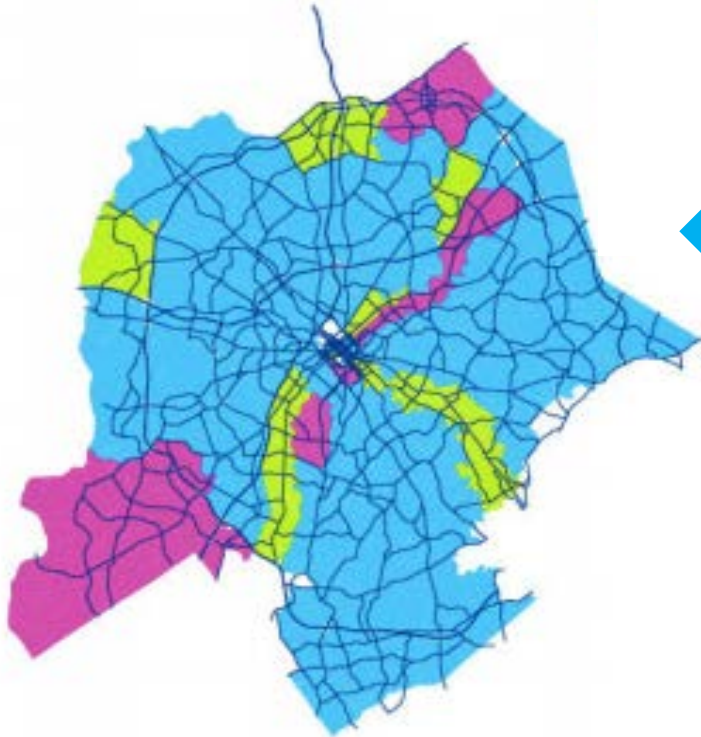
Unified Development Ordinance

Establishes the rules to create them.

What we hear from Council, Commission & Community:

- Many of our area plans were adopted in the 1990's –do they really still reflect our latest thinking and recent policy direction?

- We can't complete area plans fast enough to catch up/keep pace with growth & change in Charlotte.

- CCW doesn't provide enough specific guidance for zoning and development decisions.

- Area Plans need to a stronger link to zoning districts.

- Simplify area plans and include more guidance to address design of development in addition to use.

Plans adopted 1990-2007

Plans adopted 2008-2011

Plans adopted 2012-2015

What we want to accomplish with Place Types?

Vision
Policies & Plans

Centers, Corridors & Wedges
Growth Framework

General Development Policies
Guidance on Community Design

NEW

Place Types

Area Plans
Parcel specific Future Land Use

Unified Vision for Charlotte

- Provide up to date policy guidance for <u>all</u> areas of our community – replace the adopted future land use map.

- Create a mores sustainable process for area plans so that they can better keep pace with growth & change in Charlotte.

- Fill the gap between CCW and area plans.

- Inform the UDO so that it is strongly linked to our Community Vision/Area Plans.

- Simplify the policy guidance and address design of development in addition to use.

- Refine our Growth Framework

Centers, Corridors & Wedges Growth Framework

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 viability.

Livable City Policy Statement Charlotte-Mecklenburg Planning Commission

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**.

Charlotte Place Types and Unified Development Ordinance

Centers, Corridors & Wedges Growth Framework

Livable City Policy Statement

Protection of established neighborhoods	**Ensure access to affordable housing**
Residential opportunities to accommodate a diverse population in quality and livable neighborhoods	**Build safe communities**
High-quality, context-sensitive community design	**Build vibrant and activity-filled public streets and open spaces**
More walkable places with a variety of activities	
A diverse, growing and adaptable economy	**Promote access to affordable and healthy/local foods**
Revitalization of economically challenged business and residential areas	**Promote a mix of land uses**
Efficient and coordinated investment in infrastructure that keeps pace with existing and future development	**Create a state-of-the-art transportation system**
Enhanced transportation networks for pedestrians, cyclists, motorists, and transit users	**Protect the air we breathe**

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Charlotte Place Types and
Unified Development Ordinance

Charlotte will have a thriving natural environment, safe and attractive neighborhoods,

a vibrant economy, and residents will enjoy a range of choices.
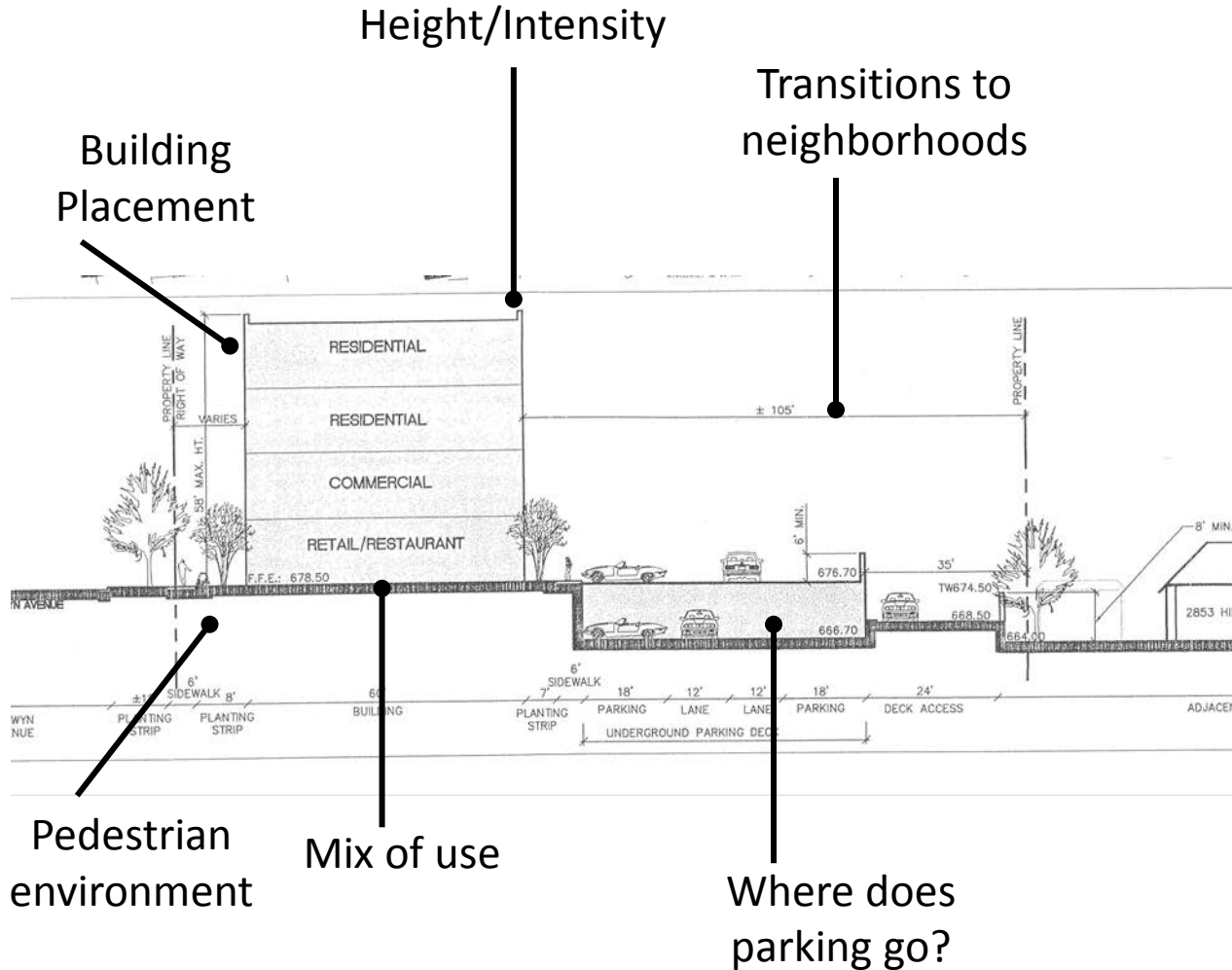

Open Space   Neighborhoods   Districts   Centers

Charlotte's Place Types are organized into four general Places.

Key Elements of Place Types

Building Placement

Height/Intensity

Transitions to neighborhoods

Pedestrian environment

Mix of use

Where does parking go?

1. **Land Uses**
   - Primary Uses
   - Secondary Uses
   - Typical Mix of Uses
2. **Form & Pattern**
   - Orientation
   - Typical Block Length
   - Setback/Build-to Line
   - Max Building Length
   - Building Types
4. **Development Intensity**
   - Typical Lot Coverage
   - Residential Density
   - Number of Stories
   - Average Non-Residential Building Size
5. **Transportation Network**
   - Street Classification
   - Driveways & Access
   - Parking
   - Pedestrian & Bike Facilities
   - Building Types
6. **Zoning Districts**

neighborhood 1

Neighborhood 1 is comprised of low-intensity residential and institutional land uses. The place type is characterized by a uniform rhythm and pattern which is established by one principal building per lot, each placed at a consistent setback and building spacing along block lengths. Building should be low-rise and may include detached houses, detached accessory dwelling units, and plex houses; building heights are typically no more than 2.5 stories. Open spaces may include private yards, shared commons, and public parks. The established pattern of private yards is important to a residence's sense of privacy and therefore, new development should respect the established open space patterns. Neighborhood 1 is typically located along local streets.
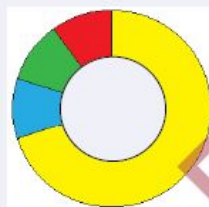
land uses

Primary Uses:
• Low Density Residential

Secondary Uses:
• Religious Institution
• Civic Institution
• School
• Park
• Daycare
• Recreation Center

Mix of Uses:

Res. = 80%, Inst.= 10%, Open Space = 10%

development intensity

Typical Lot Coverage	35 - 50%; 50 - 75%
Residential Density	Up to 6 DUA
Number of Stories	1 - 2.5
Average Non-Residential Building Size	N/A

form & pattern

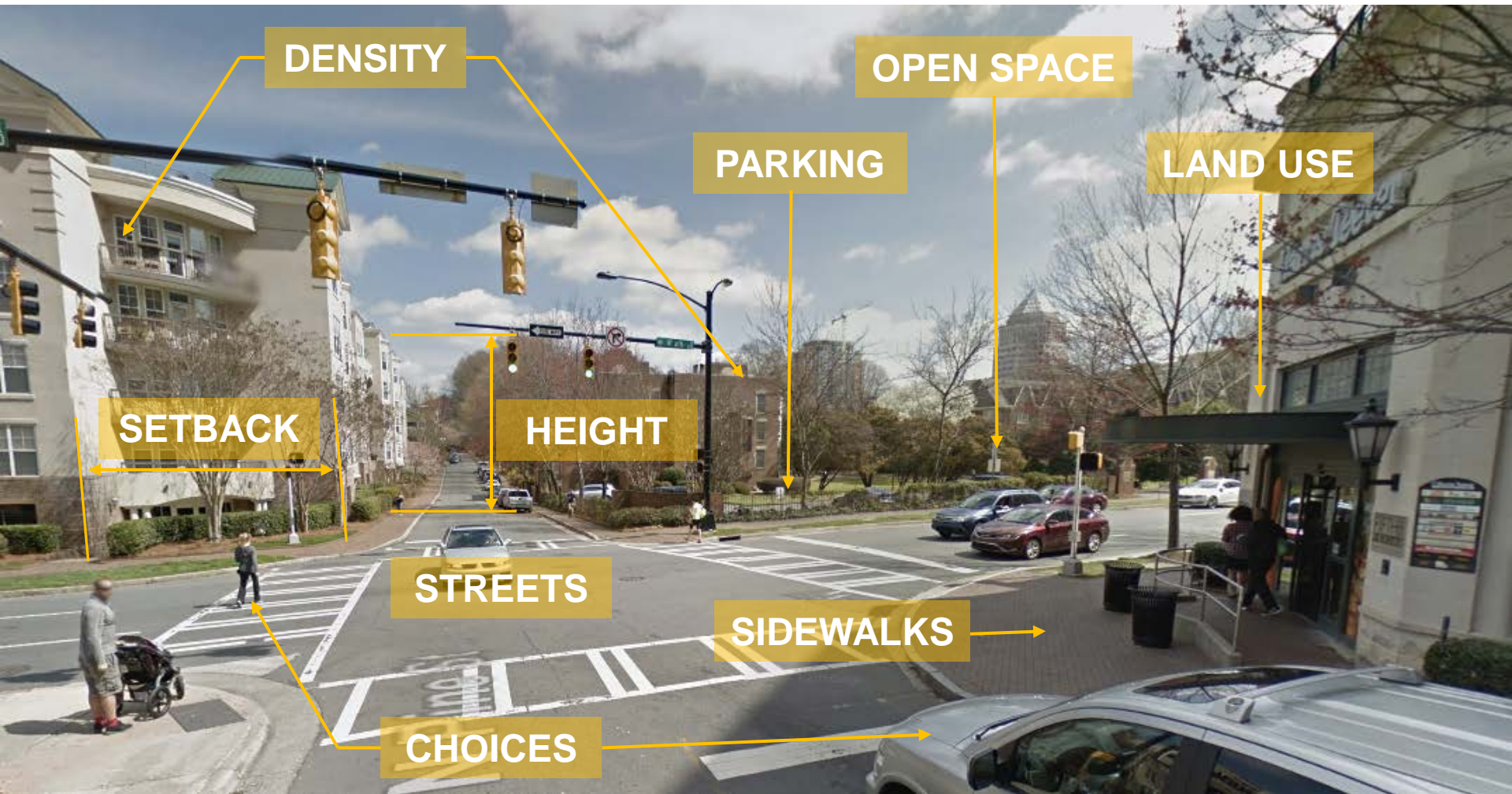| Orientation	Local/Collector Street
Typical Block Length	400' - 600'; 600' - 800'
Setback or Build-to-Line	20' - 40' setback
Maximum Building Length	N/A
Building Types	• Detached House • Detached Accessory Dwelling Unit • Plex House • Civic

zoning districts

• Urban
• Suburban
• Estate Lots

transportation network

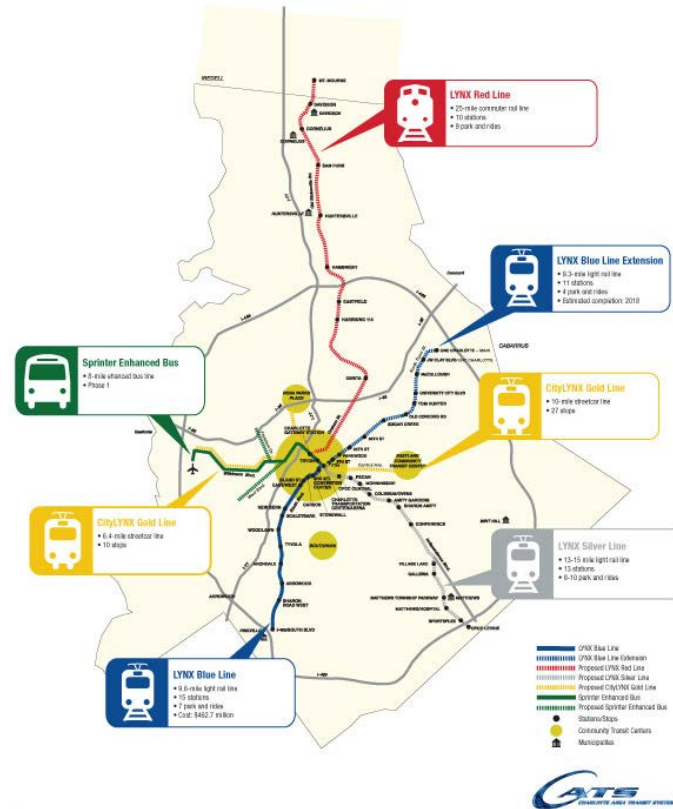| Characteristic	Ideal Condition(s)
Street Connectivity	
Street Classification	Local/Collector Street
Driveways & Access	
Signals and Signal Spacing	
Parking Type/Location	Private, On-Street • Parking between building and street allowed with large buffer
Pedestrian Facility	
Buffer - 8' Planting Strip with Street Trees	
Buffer - 8' Hardscaped Amenity Zone with Street Trees	

What makes a "place"?

DENSITY · OPEN SPACE · PARKING · LAND USE · SETBACK · HEIGHT · STREETS · SIDEWALKS · CHOICES

Working with Partner Departments

CDOT

1. **Transportation Action Plan**

2. **Charlotte WALKS**

3. **Charlotte BIKES**

CATS

1. **2030 System Plan**

2. **Upcoming Studies**
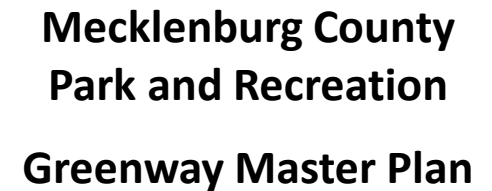
Mecklenburg County Park and Recreation

Greenway Master Plan

Charlotte Place Types and Unified Development Ordinance

Charlotte will have a thriving natural environment, safe and attractive neighborhoods, a vibrant economy, and residents will enjoy a range of choices.

Open Space   Neighborhoods   Districts   Centers

Charlotte's Place Types are organized into four general Places.
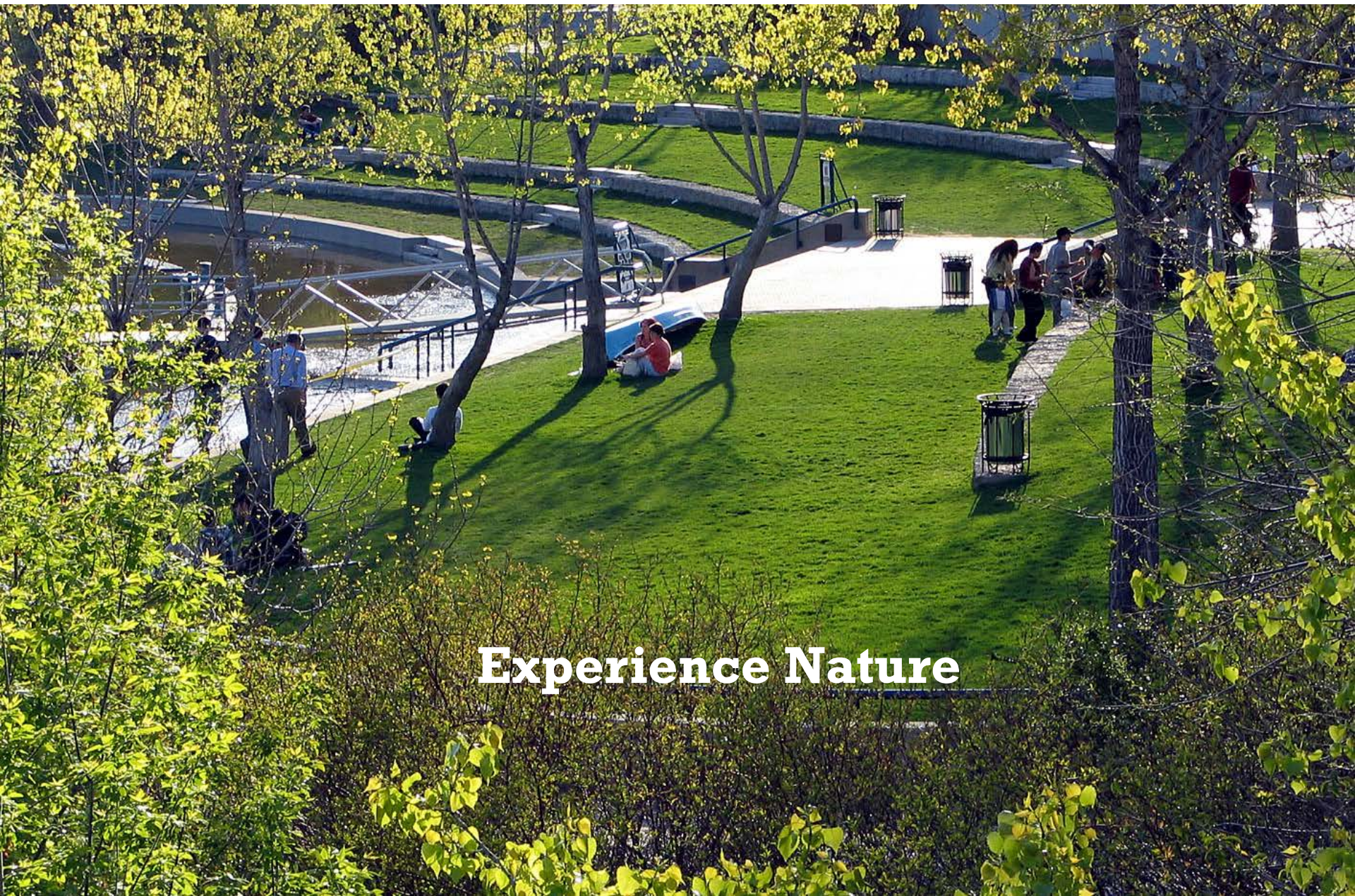
OPEN SPACE

Protecting environmentally sensitive areas

OPEN SPACE

Spaces for people to relax, play and socialize

OPEN SPACE

Experience Nature

OPEN SPACE

Recreation...

OPEN SPACE

Recreation

OPEN SPACE

OPEN SPACE

Open Space contributes to the community's environmental health as well as the physical and mental health of residents.

OPEN SPACE

Preserved Open Space	Recreational Open Space
Undisturbed land intended to be preserved as open space in perpetuity.	Land dedicated for active and passive recreational uses.

← ——————————— **Differentiators** ——————————— →

- Permitted Land Uses
- % of Impervious Surface Area
- No. & Size of Buildings/ Programmed Spaces

Open Space: **Preserved**

- Undisturbed land intended to be preserved as open space in perpetuity.

- Land Use: State park, wildlife refuge, nature preserve, storm retention

- Building Types: Low-rise commercial, civic

- Avg. Height: 1 story

- Minimal impervious surfaces

- Surface parking

Open Space: **Recreational**

- Land dedicated for active and passive recreational uses.

- Land Use: Athletic fields, recreational or aquatic centers, playgrounds

- Building Types: Low-rise commercial, civic

- Avg. Height: 1 story

- 50% of land typically used for buildings and impervious surface area

- On-street and surface parking

NEIGHBORHOODS

Sense of community

NEIGHBORHOODS

Home, where we belong

NEIGHBORHOODS

Where we play

NEIGHBORHOODS

Range of Housing Options…

NEIGHBORHOODS

Range of Housing Options...

NEIGHBORHOODS

From Single-Family . . .

NEIGHBORHOODS

Variety of Styles and

NEIGHBORHOODS

Densities

NEIGHBORHOODS

Access to nearby goods and services

NEIGHBORHOODS

A Mix of Uses, Integrated

NEIGHBORHOODS

Choices

NEIGHBORHOODS

NEIGHBORHOODS:
- providing open space,
- creating a highly walkable environment,
- connecting these places internally as well as externally.

NEIGHBORHOOD

Neighborhood 1	Neighborhood 2	Neighborhood 3	Neighborhood Node
Detached buildings, low-intensity residential area.	Attached buildings, moderate-intensity residential area.	Multi-family, moderate to high intensity residential area.	Neighborhood serving, mixed use area.

← Differentiators →

- Residential v. Non-Residential Uses
- Building Types
- Height

Neighborhoods: **Neighborhood 1**

- Detached buildings, low-intensity residential area.
  - One principal building per lot
  - Setback and building spacing consistent along a block

- Land Use: Low-density residential, institutional

- Building Types: Detached house, accessory dwelling unit (ADU), plex house, civic

- Avg. Height: 1 – 2.5 stories

- Private open space

- On-street, private drive parking

Neighborhoods: **Neighborhood 2**

- Attached buildings, moderate-intensity residential area.
  - Provide transition between Neighborhood 1 and 3

- Land Use: Moderate and low-density residential, institutional

- Building Types: House court, townhouse, detached house, ADU, plex house, civic

- Avg. Height: 1 – 2.5 stories

- Private open space, common open space

- On-street, rear or side surface parking

- Multi-family, moderate to high intensity residential area.
    - Provide transition between Neighborhood 2 and Node

- Land Use: High and moderate-density residential, institutional

- Building Types: Low-rise and Mid-rise multi-family, house court, townhouse, detached house, ADU, plex house, civic

- Avg. Height: 3 – 4 stories

- Common open space

- On-street, rear or side surface, deck parking

- Neighborhood serving, mixed use area.
  - Horizontal and/or vertical integration

- Land Use: Low to high-density residential, retail, office, eating/entertainment/dining, professional services

- Building Types: Low-rise commercial, low-rise mixed use, low to mid-rise multi-family, live/work, house court, townhouse, detached house, ADU, plex house, civic

- Avg. Height: 3 – 4 stories

- Open/gathering public space

- On-street, rear or side surface, deck parking
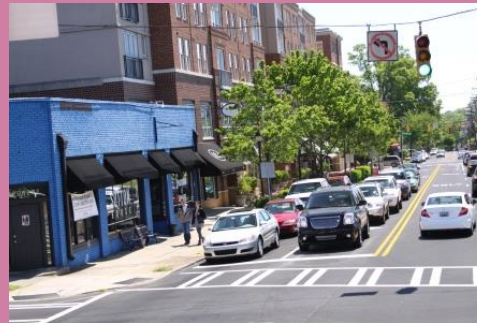
Employment

Campuses for Academic, Office and Research

DISTRICTS

Businesses at Interchanges or Along Corridors

DISTRICTS

Economic
Opportunities

DISTRICTS

Industrial for Warehouse, Distribution and Manufacturing

DISTRICTS

Districts:
- Amenities to support employees and visitors
- Open space
- Transit/highway access
- Internal street network for people to get around on foot, a bike or in an automobile.

DISTRICTS

Business	Employment	Campus	Light Industrial	Heavy Industrial
Concentration of commercial services along limited access roads	Concentration of jobs with connectivity to surrounding places	Large institution with supporting services for campus users.	Warehousing & distributive uses with moderate impacts.	Manufacturing and production uses with high impacts.

← ——————————— Differentiators ———————— →

- Land uses
- Scale
- Orientation
- Accessibility

Districts: **Business**

- Concentration of commercial services along limited access roads

- Land Use: Retail, office

- Building Types: Low to mid-rise commercial, low to mid-rise mixed use, civic

- Avg. Height: 1 – 5 stories

- Avg. Non-Res. Bldg. Size: 10K – 20K sq. ft.

- Orientation: Boulevard

Districts: **Employment**

- Concentration of jobs with connectivity to surrounding places

- Land Use: Office, research, light manufacturing

- Building Types: Low to mid-rise commercial, low to mid-rise mixed use, flex, mid-rise multi-family, civic

- Avg. Height: Per surrounding context, Max. 15 stories

- Avg. Non-Res. Bldg. Size: 10K – 150K sq. ft.

- Orientation: Local/collector, avenue, boulevard

Districts: **Campus**

- Large institution with supporting services for campus users.

- Land Use: Academic, office, research

- Building Types: Low to mid-rise commercial, low to mid-rise mixed use, flex, mid-rise multi-family, civic

- Avg. Height: 1 - 15 stories

- Avg. Non-Res. Bldg. Size: 10K – 1M sq. ft.

- Orientation: Local/collector, avenue, boulevard

Districts: **Light Industrial**

- Warehousing and distributive uses with moderate impacts due to:
  - Noise
  - Truck traffic

- Land Use: Warehouse, distribution, light manufacturing, research, office

- Building Types: Low to mid-rise commercial, low to mid-rise mixed use, flex, civic

- Avg. Height: 1- 3 stories

- Avg. Non-Res. Bldg. Size: 10K – 150K sq. ft.

- Orientation: Avenue, boulevard

Districts: **Heavy Industrial**

- Manufacturing and production uses with high impacts due to:
    - Scale
    - Noise
    - Odor
    - Truck traffic

- Land Use: Outdoor storage, heavy and light manufacturing, warehouse, distribution, research, office

- Building Types: Low to mid-rise commercial, low to mid-rise mixed use, flex, civic

- Avg. Height: 1- 2 stories

- Avg. Non-Res. Bldg. Size: 20K – 300K sq. ft.

- Orientation: Avenue, boulevard

ACTIVITY CENTERS

ACTIVITY CENTERS

Economic Centers

ACTIVITY CENTERS

Cultural, Civic, Recreational

ACTIVITY CENTERS

Places that draw people

ACTIVITY CENTERS

Shopping and Entertainment

ACTIVITY CENTERS

Intensity &
Mix of Use

ACTIVITY CENTERS

Intensity & Activity

ACTIVITY CENTERS

Transit Supportive & Connected

ACTIVITY CENTERS

Activity Centers include vibrant community gathering places, are designed to be compact and pedestrian-oriented, and are connected to public transit and active transportation networks.

ACTIVITY CENTERS

Community Center	Regional	Center City
Community serving, mixed use area.	Regionally serving, mixed use area.	Regional economic, civic, and cultural mixed use center.

⟵ Differentiators ⟶

- Areas of Service
- Scale
- Height
- Accessibility

Activity Center: **Community Center**

- Community serving, mixed use area.
  - Horizontal and/or vertical integration

- Land Use: Low to high-density residential, retail, office, eating/entertainment/dining, professional services, hotel

- Building Types: Low to mid-rise commercial, low to mid-rise mixed use, live/work, low to mid-rise multi-family, civic

- Avg. Height: 1 – 4 stories, Max. 8

- Avg. Non-Res. Bldg. Size: 45 – 60K sq. ft.

- Overall node size: 300,000 sq. ft.

- On-street, rear or side surface, deck parking

Arboretum

Cotswold

Eastway Crossing

Activity Center: **Regional Center**

- Regional serving, mixed use area.
  - Horizontal and/or vertical integration

- Land Use: Moderate to high-density residential, retail, office, eating/entertainment/ dining, professional services, hotel

- Building Types: Low to mid-rise commercial, low to mid-rise mixed use, live/work, low to mid-rise multi-family, civic, high-rise, stepped high-rise

- Avg. Height: Up to 12 stories

- Avg. Non-Res. Bldg. Size: 150K sq. ft.

- On-street, rear or side surface, deck parking

South Park

Ballantyne

Whitehall/Ayrsley

Activity Center: **Center City**

- Regional economic, civic, cultural mixed use center
    - Vertical integration

- Land Use: Moderate to high-density residential, retail, office, eating/entertainment/ dining, professional services, hotel

- Building Types: High-rise, stepped high-rise, low to mid-rise commercial, low to mid-rise mixed use, live/work, low to mid-rise multi-family, civic

- Avg. Height: Unlimited

- Avg. Non-Res. Bldg. Size: 400K – 1M sq. ft.
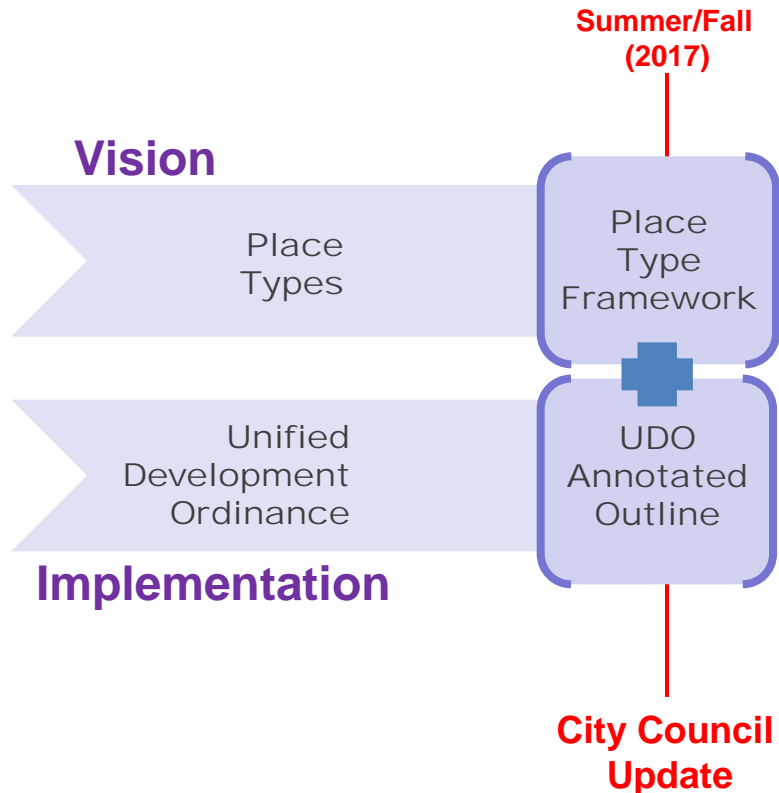
- On-street, structured parking

Next Step with Place Type Palette

- Consultant is working on alignment of current districts and changes/new districts
  - Place Type work is informing consultant work on zoning districts and consultant work is informing staff work on Place Types

- Continuing refinement of elements of Place Types with our partners

- Refinement of Growth Framework

- Preparation for Council Workshop

- Public Engagement Strategy

- Project Schedule

Charlotte Place Types and Unified Development Ordinance

Summer/Fall (2017)

Vision

Place Types

Place Type Framework

Implementation

Unified Development Ordinance

UDO Annotated Outline

City Council Update

1. Place Types
- Livable City Principles
- Place Type Palette (Draft)
- Relationship to Growth Framework (CCW) & Development Policies (GDPs)

2. UDO Annotated Outline
- What is in and where
- Administration
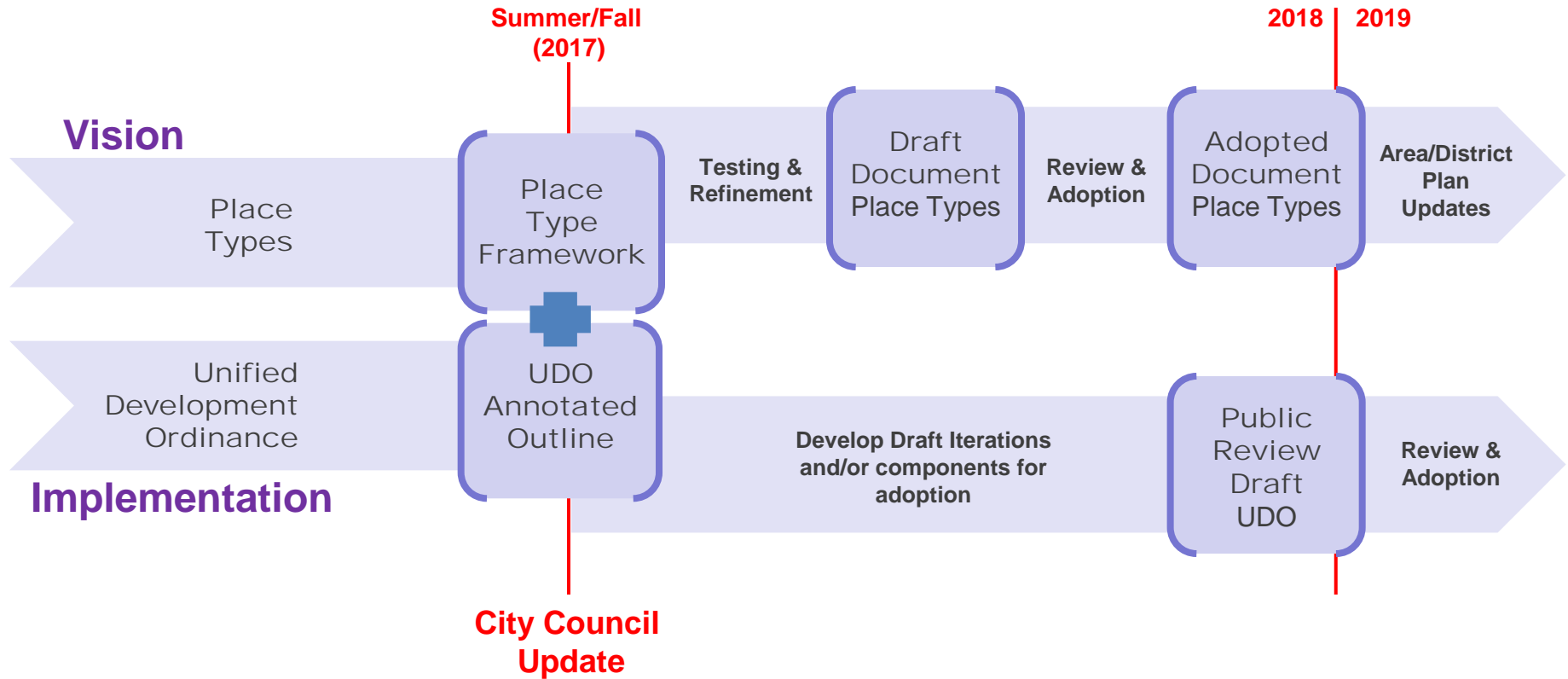- Zoning district structure (based on Place Types)

3. Ordinance Issue Matrix
- Issues & direction
- Priorities (e.g. TOD, PED)

Place Types + UDO

Charlotte Place Types and Unified Development Ordinance

Vision

Implementation

Summer/Fall (2017)

City Council Update

2018 | 2019

Place Types

Place Type Framework

Testing & Refinement

Draft Document Place Types

Review & Adoption

Adopted Document Place Types

Area/District Plan Updates

Unified Development Ordinance

UDO Annotated Outline

Develop Draft Iterations and/or components for adoption

Public Review Draft UDO

Review & Adoption

Agenda Topics:

(July Committee Meeting)

Southend Vision Plan

- Overview of recommendations

- Outline review & Adoption Process

Place Types

- Follow-Up Discussion

- Committee Input