



WHAT
CAN
UDO

HELP THINK OUR CITY **FORWARD**

Unified Development Ordinance



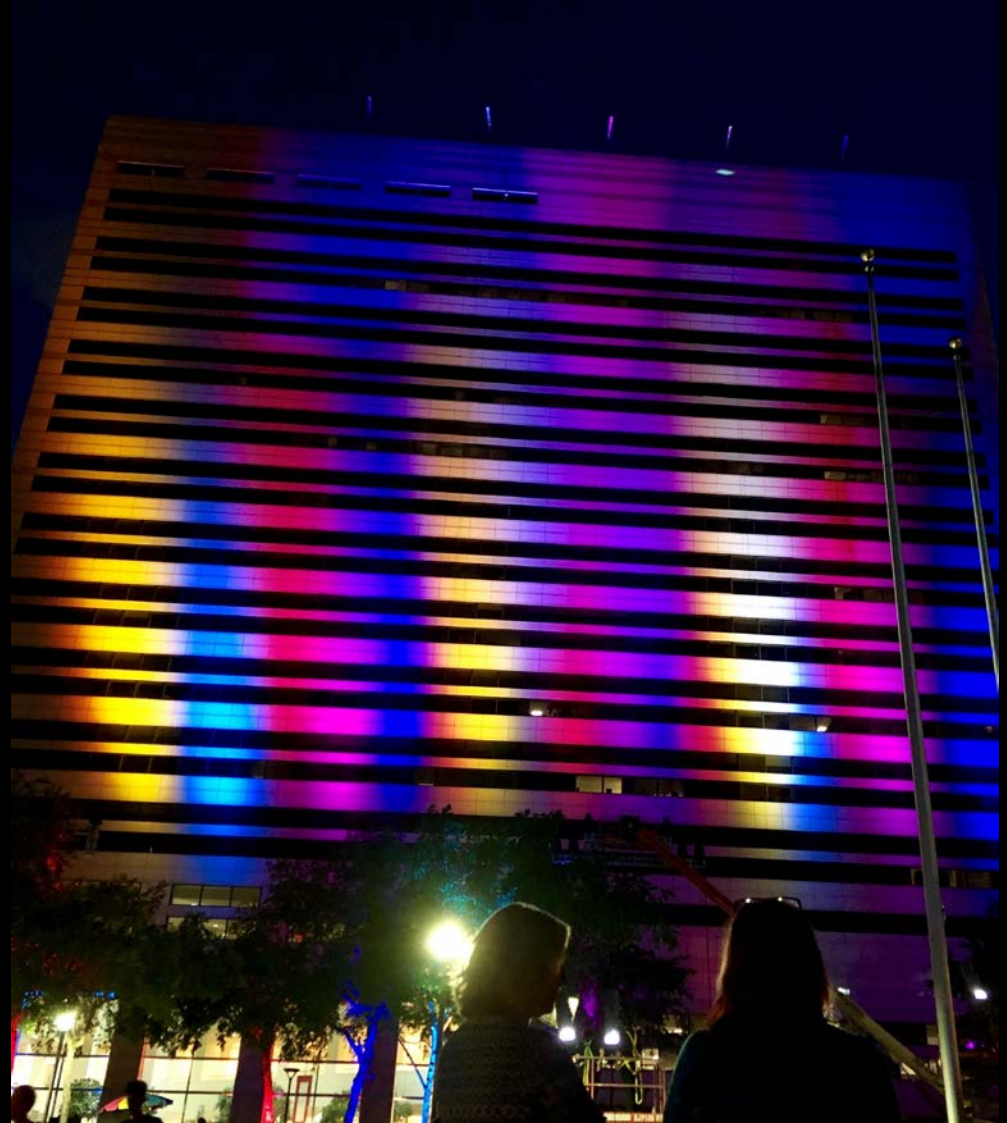
UDO Update

Charlotte-Mecklenburg Planning Commission

July 1, 2019

2019 Priorities for UDO

- New Sign Ordinance
- Tree Ordinance Update for Urban Sites
- TOD Alignment Rezoning



New Sign Ordinance – Why Now?



- Sign regulations largely unchanged since adopted in 1992
- Recent Supreme Court ruling impacting use of regulations referring to content
- Opportunity to incorporate new sign approach used in TOD and to move forward with UDO

New Sign Regulations - Approach



- New regulations will provide consistency in standards, be easier to understand, contain more graphics, and bring all sign regulations into one location
- New standards proposed for size, materials, location, lighting, portability and quantity of signs
- No significant changes proposed for Outdoor Advertising (billboards)

New Sign Regulations – Key Dates



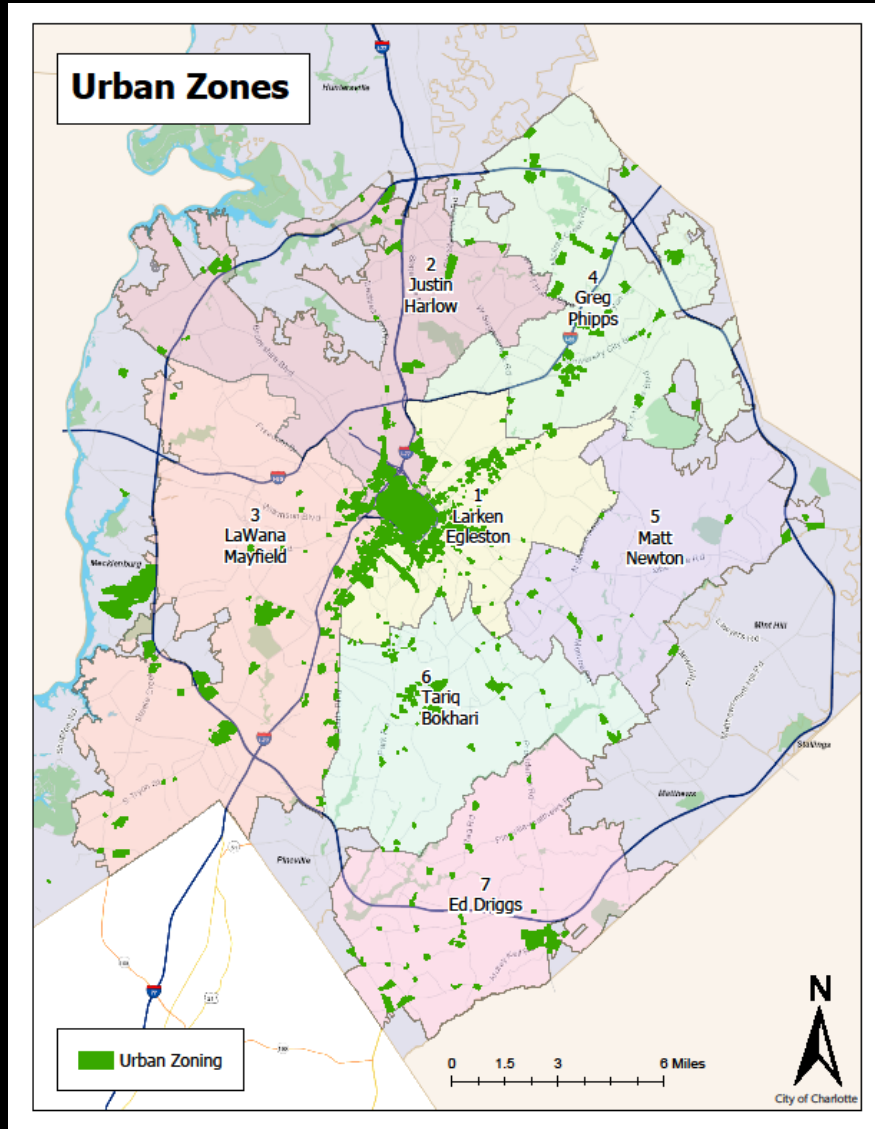
- July 9: Sign Contractors Drop-In
- July 11: Community Meeting on Sign Ordinance and Tree Ordinance Text Amendments
- July 22: File draft text amendment
- Sept. 16: Public Hearing
- Late Sept: Planning Committee
- October 21: Council Decision

Tree Ordinance Text Amendment – Why Now?



- Challenges with Tree Ordinance Standards on Urban Sites
- Opportunity to begin update of Tree Ordinance and test new ideas in advance of the full UDO

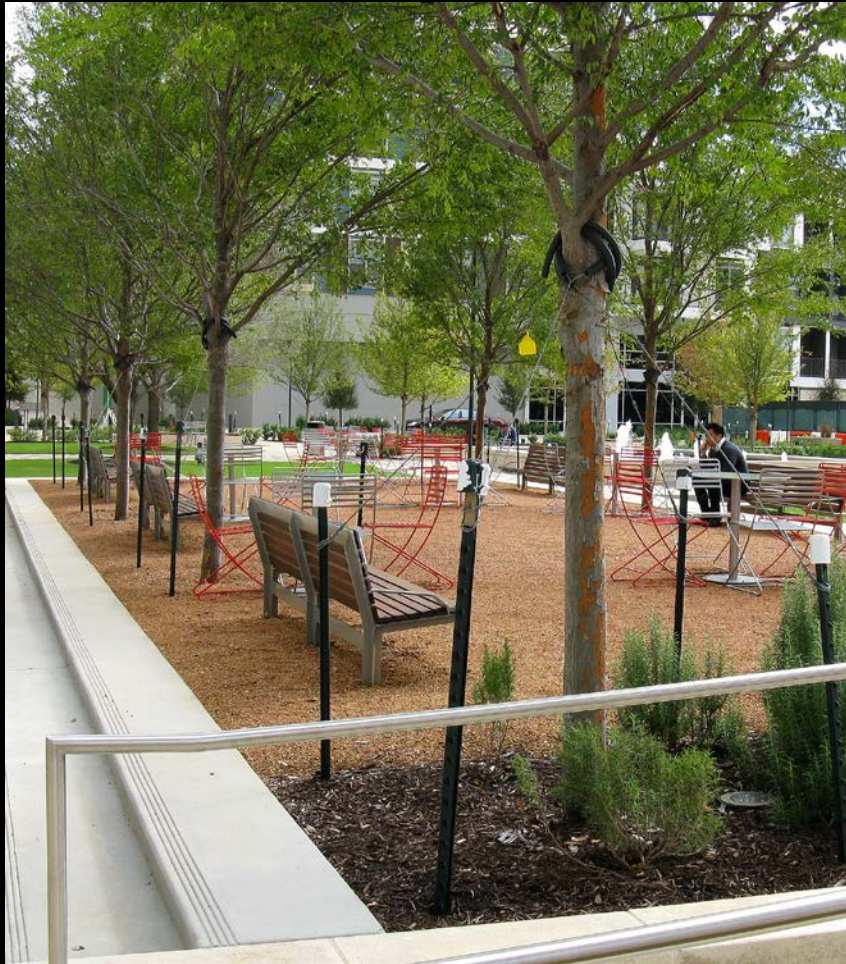
Tree Ordinance Text Amendment



Urban Zones

- **UMUD** (uptown mixed use district)
- **MUDD** (mixed use development district)
- **TOD** (transit oriented development)
- **UR** (urban residential)
- **NS** (neighborhood Services)
- **PED** (pedestrian) overlay
- **TS** (transit supportive) overlay

Tree Ordinance Text Amendment - Approach



- Increase flexibility in the Tree Ordinance for development in urban zoning districts
- Promote better integration of trees into urban sites
- No net loss of Code Required trees
- For urban sites, changes in perimeter tree planting, internal tree planting and tree save standards

Tree Ordinance Text Amendment – Key Dates



- July 11: Community Meeting on Sign Ordinance and Tree Ordinance Text Amendments
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TOD Alignment Rezoning



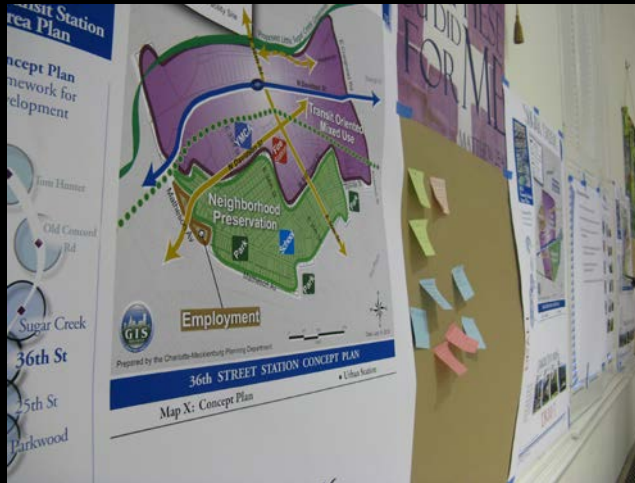
CITY OF CHARLOTTE
CHAPTER 15. TRANSIT ORIENTED DEVELOPMENT DISTRICTS

ADOPTED BY CHARLOTTE CITY COUNCIL APRIL 15, 2019

The TOD Alignment Rezoning initiative is the **implementation tool** for the four new Transit Oriented Development (TOD) zoning districts.

Parcels in station areas along the length of the Blue Line light rail corridor will have their **zoning aligned with the land use recommendations and policies** of City Council-adopted transit station area plans.

Implementing the Community Vision



The TOD Alignment Rezoning will **implement the vision** for each station area, as developed by the community through a series of public meetings and workshops.

This vision was ultimately expressed through adopted transit station area plans.

Blue Line Extension Area Plan meetings and workshops

How the New TOD Zoning Will Affect Existing Buildings



Existing principal structures, signs, parking lots, and parking structures will be considered **legally nonconforming** ("grandfathered") after the new zoning is approved.



Previously legally established **nonconforming uses will also be grandfathered** after the rezoning. Normal repair and maintenance, renovations, and additions will be allowed on nonconforming buildings.

Moderate-Intensity Station Areas


 TOD-CC (Community Center)

 TOD-TR (Transitional)



- J.W. Clay-UNCC
- McCullough
- University City Boulevard
- Tom Hunter
- Old Concord
- Sugar Creek
- Scaleybark
- Woodlawn
- Tyvola
- Archdale
- Arrowood
- Sharon Road West
- I-485

High-Intensity Station Areas

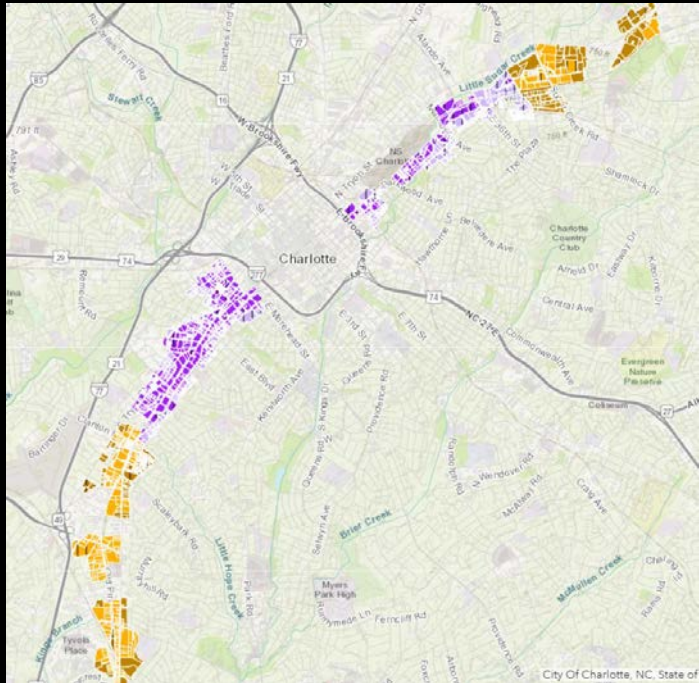
 TOD-UC (Urban Center)

 TOD-NC (Neighborhood Center)



- 36th Street
- 25th Street
- Parkwood
- Carson
- Bland
- East-West
- New Bern

The Numbers



How many separate parcels
will be rezoned?

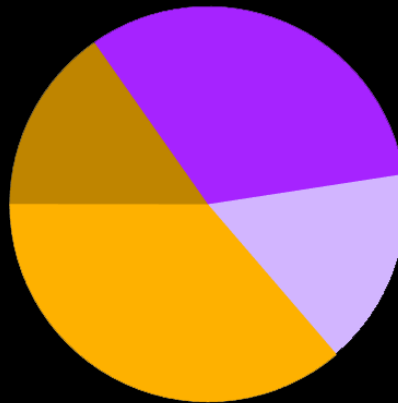
1,973(±)

How much land area is that?

2,287 acres (about 3½ square miles)

What's the Breakdown by District?

TOD-TR
301 (15%)
TOD-CC
716 (36%)



TOD-UC
637 (32%)
TOD-NC
319 (16%)



Which Parcels Are Not Included in this Rezoning? Why Not?

- **Parcels inside the I-77/277 loop**
- **Parcels having Uptown Mixed-Use District (UMUD) zoning**
- **Parcels with Conditional or Optional Urban Zoning Districts**
 - TOD-M(CD), TOD-M(O), TOD-R(CD), TOD-R(O)
 - MUDD(CD), MUDD-O
 - UR-2(CD), UR-2(CD)TS, UR-3(CD)
 - TOD-CC (unless recommended for TOD-UC)



TOD Ordinance Schedule

Development of Revised TOD Ordinance Stakeholders, Consultant, Staff	2017-2019
TOD Districts Public Hearing City Council	March 18, 2019
Adoption of New TOD Districts City Council	April 15, 2019
Existing Conventional TOD Parcels Translate to TOD-CC	April 15, 2019
Previous TOD Zoning Sunsets	June 30, 2019

TOD Alignment Rezoning Schedule

Property Owner Open House #1

May 23 - Room 267, CMGC

Property Owner Open House #2

June 11 - Belmont Regional Center

Property Owner Open House #3

June 13 - Queens U Sports Complex

Property Owner Open House #4

June 18 - Camino Community Center

Public Drop-In Open House #1

July 18 – Pritchard Memorial Baptist Church

File Rezoning Application – July

Public Drop-In Open House #2 - August (TBD)

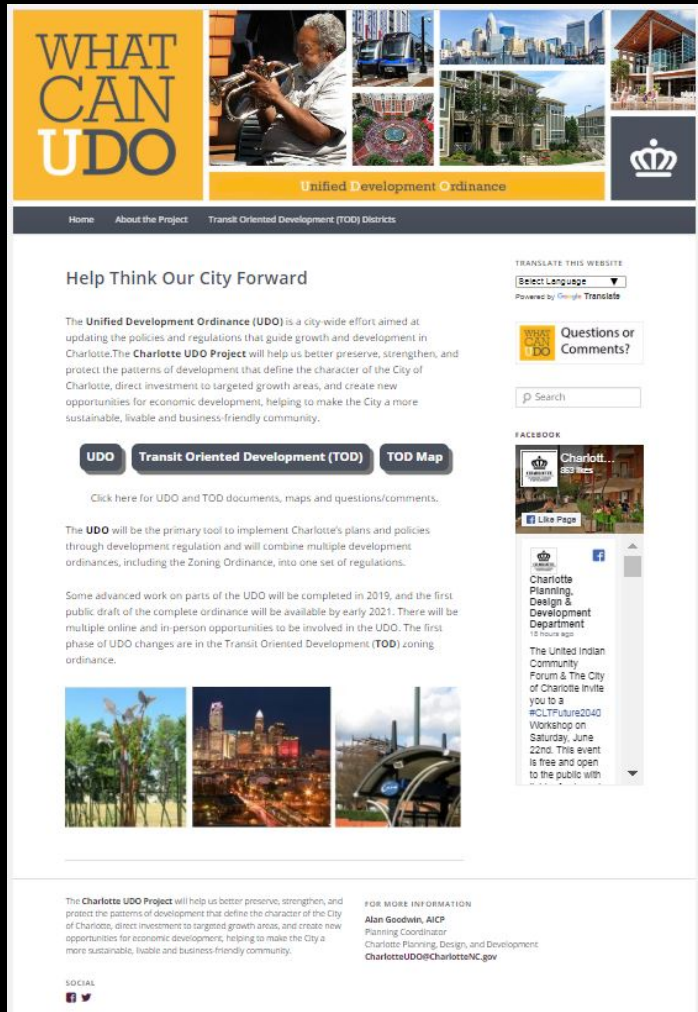
City Council Public Hearing – October 7 (tentative)

Zoning Comm. Recommendation

City Council Decision – October 21



Information & Questions



WHAT CAN UDO

Unified Development Ordinance

Home About the Project Transit Oriented Development (TOD) Districts

Help Think Our City Forward

The **Unified Development Ordinance (UDO)** is a city-wide effort aimed at updating the policies and regulations that guide growth and development in Charlotte. The **Charlotte UDO Project** will help us better preserve, strengthen, and protect the patterns of development that define the character of the City of Charlotte, direct investment to targeted growth areas, and create new opportunities for economic development, helping to make the City a more sustainable, livable and business-friendly community.

UDO **Transit Oriented Development (TOD)** **TOD Map**

Click here for UDO and TOD documents, maps and questions/comments.

The **UDO** will be the primary tool to implement Charlotte's plans and policies through development regulation and will combine multiple development ordinances, including the Zoning Ordinance, into one set of regulations.

Some advanced work on parts of the UDO will be completed in 2019, and the first public draft of the complete ordinance will be available by early 2021. There will be multiple online and in-person opportunities to be involved in the UDO. The first phase of UDO changes are in the Transit Oriented Development (TOD) zoning ordinance.

FOR MORE INFORMATION
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SOCIAL

CharlotteUDO.org
for more information,
interactive map, online
question/comment form,
Frequently Asked Questions.

Contact

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